



Twyford Farmhouse  
Norwich Road | Twyford | Norfolk | NR20 5LY

# TIMELESS COUNTRY ELEGANCE



Situated in an idyllic Norfolk setting and standing on a plot of 1.5 acres, this enchanting Grade II listed farmhouse combines classic period features with refined modern living. The property is defined by its beautifully restored interiors, expansive grounds and impressive historic charm, making it an exceptional opportunity for discerning buyers seeking rural elegance blended with practicality and comfort.



# KEY FEATURES

- A Grade II Listed Farmhouse with Rich Architectural Heritage in the Village of Twyford
- Four Double Bedrooms (Principal with Dressing Room and En Suite) and a Family Bathroom
- Three Reception Rooms including a Dining Room with Open Fireplace
- Bespoke, High-Specification Kitchen/Breakfast Room with Large Island and Five-Door Electric Aga
- Wealth of Character Details including Sash Windows, Original Beams and Open Fireplaces
- Beautiful Walled Gardens with Traditional Brick Greenhouse and Mature Planting
- Sauna-Ready Outbuilding and Re-Roofed Red Brick Garage
- Secure Gated Shingled Driveway with Ample Vehicle Parking
- Views across Open Fields and Easy Access to Fakenham & Norwich
- Approximately 1.5 acres of Private Land including a Small Paddock
- The Accommodation extends to 3,092sq.ft
- No EPC Required

Blending period authenticity with substantial contemporary improvements, this property offers a rare chance to acquire a genuinely historic home, thoughtfully modernised for 21st-century country living.

## So Much Promise

"We were looking for land and a home with character, and although the house was nearly falling down at the time, we could immediately see its potential," the owners replied when asked what first drew them to the property. The farmhouse, with elements believed to date back to Tudor times, stands out for its limewashed brick construction, sash windows and five-bay façade. Historically significant as a former farmstead, its enduring architecture and mature gardens speak both of its provenance and ongoing stewardship.

## Improvement & Refinements

Acquiring Twyford Farmhouse in 2019, the current owners were aware that it required extensive and meticulous attention. "We lived in a caravan on-site for nine months while we carried out a full renovation of the property," they said. Both bathrooms were completely refurbished to a luxurious standard, each featuring a bath and separate shower, while other major improvements included the installation of a bespoke, high-specification kitchen with a five-door electric Aga, Fisher & Paykel fridge, separate Bosch oven and Bosch dishwasher. The owners also added a sauna to an outbuilding, complete with plumbing in preparation for a wet room. The old red brick garage has been re-roofed, and outside spaces, including the patio, have been reimagined for entertaining and relaxing. These improvements, paired with a complete refurbishment of the rest of the interior, have transformed the property from a near-derelict state into a stylish and functional residence.





# KEY FEATURES

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## Amazing Interior

Stepping into the farmhouse, one is welcomed by a traditional entry hall, immediately imparting a sense of history with its exposed timber beams and elegant period features. On the ground floor, the layout unfolds into four principal reception spaces: an impressive dining room with exposed brick fireplace and large windows, a spacious living room, a comfortable sitting room and a flexible study. The showpiece is the bespoke kitchen/breakfast room, designed around a generous island and flooded with natural light from a sash window, seamlessly blending classic cabinetry with contemporary appliances. The ground floor also benefits from a utility room and cloakroom. Upstairs, the accommodation comprises four well-proportioned double bedrooms, including a spacious principal suite with a luxurious en suite and complemented by a further family bathroom, both fully refurbished for comfort and style.

The property stands out for its blend of architectural heritage, tactile materials and thoughtfully designed living spaces that offer both intimacy and expansiveness. The unique mix of formal and informal reception rooms, large windows framing views of nature, and a balance of traditional and contemporary finishes creates a truly inviting home environment.

## Favourite Spaces

The owners reflected, "The dining room is one of our favourite spaces – perfect for hosting dinner parties around the large open fire." The kitchen and patio also offer inviting spaces for entertaining, benefitting from the afternoon and evening sun. These favourite areas are not only cherished for their design but for the sense of warmth, relaxation and convivial gatherings they have fostered.

## The Outside

"The property's character and history, together with the beautiful gardens, are what make it so special," the owners remarked. Beyond the walls, the farmhouse is enveloped by mature gardens, including a beautiful walled section that once was the site of a grass tennis court, and the property also boasts a small paddock. Notable features include a traditional brick greenhouse awaiting restoration, a sauna-ready outbuilding, and a re-roofed red brick garage. "There is also an artesian spring in the garden that provides a constant flow of water all year round," the owners said. A secure, gated gravel driveway leads to ample space for parking, ensuring both convenience and privacy.

## Agents Note

There is the option to purchase the adjoining barns via separate negotiation. These may only be purchased along with the farmhouse and not as a separate entity.

































# INFORMATION

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## On The Doorstep

"Twyford Farmhouse enjoys an excellent location – around 30 minutes from Norwich and about 35 minutes from the North Norfolk coast – offering a great balance between countryside living and accessibility," the owners said, when explaining how the property provides straightforward access to major roads such as the A47 and A149. Twyford itself offers a peaceful village environment with a highly regarded school a short walk away, as well as a village pub and local shop. The area is surrounded by scenic countryside ideal for walking, with excellent amenities and cultural attractions nearby, and the celebrated North Norfolk coast, renowned for its beautiful beaches and rich wildlife, is just twenty miles away. Sandringham Estate and other notable destinations are also accessible within a comparable drive time.

## How Far Is It To?

The bustling market town of Fakenham is approximately 7.5 miles away and offers a range of shops, supermarkets and services, a weekly market, cinema and the renowned Fakenham Racecourse. The picturesque Georgian town of Holt is about 11 miles distant and is famous for its extensive range of independent shops and boutiques in addition to being the home of Gresham's public school. The cathedral city of Norwich is around 18 miles by car with a range of cultural activities, shops and restaurants, and a mainline train station with direct routes to London and Cambridge, while Norwich Airport offers variety of international destinations via Amsterdam Schiphol.

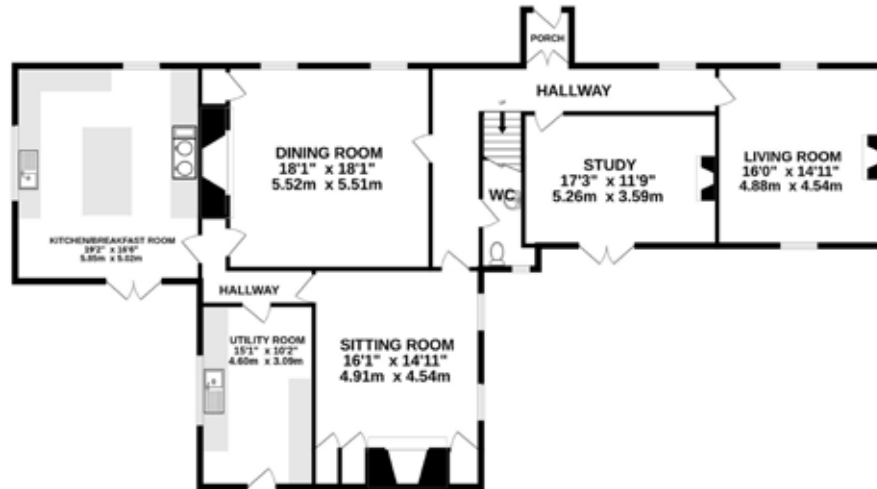
## Directions

From Fakenham, leave the town on the A1067 heading towards Norwich. Continue through the village of Guist and, after approximately 1.5 miles, enter Twyford. The property will be found on the right-hand side, identified by a Fine & Country For Sale board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Breckland District Council - Council Tax Band: F  
Freehold

**GROUND FLOOR**  
1790 sq.ft. (166.3 sq.m.) approx.



**1ST FLOOR**  
1301 sq.ft. (120.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3092 sq.ft. (287.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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