



THE STORY OF

# Dairy Farm Bungalow

*Little Dunham, Norfolk*

**SOWERBYS**



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# Dairy Farm Bungalow

Little Dunham, Norfolk  
PE32 2DJ

Offered with No Onward Chain

1.6 Acre Private Plot (STMS)

Three Stables/Workshops

Dual Aspect Sitting Room and Garden Room

Four Bedrooms

Bathroom and WC

Garage and Off Road Parking

Popular Village Location

Easy Access to A47

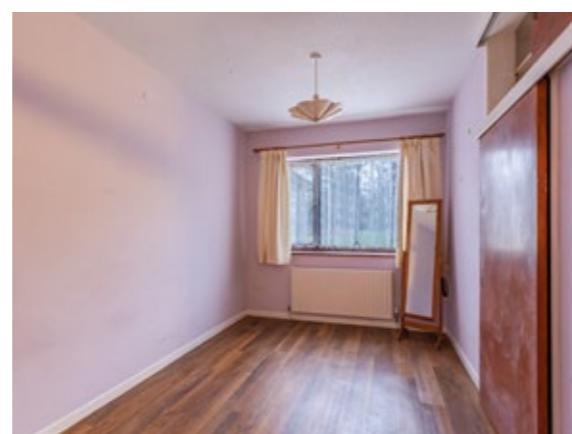
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SOWERBYS DEREHAM OFFICE  
01362 693591  
[dereham@sowerbys.com](mailto:dereham@sowerbys.com)

**S**et within approximately 1.6 acres (stms) of private grounds, Dairy Farm Bungalow is a substantial and versatile detached home offering generous single-storey living alongside extensive outbuildings, making it well suited to those seeking space, flexibility and a semi-rural village lifestyle.

The bungalow sits comfortably within its plot, providing a sense of privacy and separation from neighbouring properties while remaining within the heart of Little Dunham, a popular Norfolk village with convenient access to surrounding towns and transport links. The A47 is easily reached, allowing straightforward travel towards Norwich, King's Lynn and the wider region.

The accommodation is arranged to maximise everyday practicality and natural light. A dual-aspect sitting room and adjoining garden room form a strong focal point of the home, creating adaptable living space that works equally well for family life, entertaining or quieter day-to-day use, with direct connection to the gardens. Four bedrooms are supported by a bathroom and separate WC, offering flexibility for families, guests or home working requirements.





A key feature of the property is the range of outbuildings, including three separate stables/workshops, providing excellent storage, hobby space or potential for a variety of uses (subject to any necessary consents). These are complemented by a garage, carport and extensive off-road parking, making the property practical for multiple vehicles, equipment or business-related needs.

The grounds extend to around 1.6 acres, offering a mix of open space and more sheltered areas, suitable for those who value outdoor living, gardening, or simply the benefit of a larger plot without being isolated. The setting balances rural character with village convenience, appealing to buyers looking for space without sacrificing accessibility.

Offered to the market with no onward chain, Dairy Farm Bungalow presents a straightforward opportunity to acquire a well-proportioned home with land, outbuildings and a highly usable layout in a sought-after village location.



A home that offers breathing space, privacy and flexibility, all within the heart of a well-connected Norfolk village.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Little Dunham

THE CALM AND FRIENDLY RHYTHM  
OF A NORFOLK VILLAGE

A small village, Little Dunham is within the catchment area for Litcham High School and is situated just north east of the market town of Swaffham. The village has a church and the nearest primary school is in the neighbouring village of Great Dunham.

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'. The town also boasts a museum which focuses on many different and impressive parts of local history. It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



## Note from Sowerbys



"Generous single-storey living set within private grounds, designed for relaxed everyday life and easy entertaining."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 2211-0871-5671-1121-6100

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///bandstand.awkward.tissue

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

