A lovely traditional red brick detached mid Georgian Farmhouse set in a rural location, the house boasts period features aplenty and enjoys attractive gardens and unbroken views across open countryside.

This stunning house is located just outside the village of Bawdeswell providing a primary school and shop and all other amenities are only three miles away in the market town of Reepham with the larger supermarkets being 15 to 20 minutes away in the market towns of Fakenham and Dereham. The location also has excellent road links to the City of Norwich only half an hour by bus or car.

The property’s accommodation is currently arranged to provide reception hall, sitting room, study, dining room, kitchen, lounge/bedroom with en-suite shower room on the ground floor, the first floor provides from a galleried landing four double bedrooms and two bathrooms.

Period features abound combined with radiator oil-fired boiler heating, double garage and ample parking to the rear of the property. A picturesque and original outbuilding attached to the property which includes storage room, laundry room and boiler room plus an original apple store.
Viewing is most strongly recommended to appreciate the property and its situation.

RECESSED PANEL PORCH
timber panel front door to:

RECEPTION HALL
22' 5" max x 11' 11" max 7'2" min." (6.83m x 3.63m) tiled floor, radiator, staircase to first floor with turned balustrading.

SITTING ROOM
16' 6" max " x 13' (5.03m x 3.96m) lovely classic fireplace, brick surround and mantel over, inset wood burning stove, radiator, picture rail, window to front, ceiling beam.

STUDY
12' 2" x 8' (3.71m x 2.44m) radiator, generous built-in wooden cupboard and deep shelving, window to side.

DINING ROOM
13' 11" x 13' (4.24m x 3.96m) Inglenook fireplace, inset wood burning stove, pantment floor, radiator, window to front, fitted cabinets to recess, ceiling beam, arched opening to:

KITCHEN
19' 1" x 8' (5.82m x 2.44m) fitted comprising stainless steel single drainer sink unit with mixer tap, inset to oak work surfaces and splashbacks, base and eye level timber units, range-style cooker, oak flooring, radiator, sealed unit double glazed window to rear, double glazed French doors to rear garden.

ANNEXE/LOUNGE/BEDROOM
17' 6" x 12' (5.33m x 3.66m) radiator, large windows to side and rear, pop-up kitchen inset, wood panel door to outside. Wood panel door to:

EN-SUITE SHOWER ROOM
white suite comprising shower cubicle, Mains shower, wash hand basin to vanity unit, WC, radiator/towel rail, window to rear.
Stairway to:

**FIRST FLOOR GALLERY LANDING**
17' 2" x 9' 6" (5.23m x 2.9m) with window to front offering fine views. Doors to bedrooms 1, 2, 3, 4 and bathrooms 1 and 2.

**BEDROOM 1**
14' x 13' 7" (4.27m x 4.14m) radiator, window to front, built in cupboards.

**BEDROOM 2**
14' 2" x 13' 7" (4.32m x 4.14m) radiator, window to front, built in cupboards.

**BEDROOM 3**
16' 4" x 8' (4.98m x 2.44m) radiator, sealed unit double glazed window to rear, timber beamed ceiling.

**BEDROOM 4**
16' 5" x 8' (5m x 2.44m) radiator, sealed unit double glazed window to rear, timber beamed ceiling.

**BATHROOM 1**
white suite comprising panel sided bath, shower attachment, pedestal wash hand basin, WC, radiator/towel rail, sealed unit double glazed window to rear.

**BATHROOM 2**
white suite comprising panel sided bath, shower attachment, pedestal wash hand basin, WC, radiator/towel rail, sealed unit double glazed window to rear.

**OUTSIDE**
Attractive front garden, mature flower and shrub beds, paved path and patio area, opening in the hedge to provide potential for additional off road parking if required. To the rear of the property is a courtyard area offering ample parking and turning area with double garaging and original outbuilding attached to the property which includes a storage room, laundry room and boiler room plus an original apple store.

**VIEWING**
Strictly by appointment with Arnolds Keys Norwich on 01603 620551.

**DIRECTIONS**
Leave Aylsham on the Cawston Road, follow this road over the Holt Road roundabout, through Cawston village signposted Reepham, on entering Reepham town centre at the crossroads turn right signposted Dereham, proceed along this road and before reaching the outer limits of the village of Bawdeswell, the property will be found set back on a driveway on the right hand side.

**EPC RATING E**
Agent’s Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.