Purchased in 1960, it became one family’s mission to restore this exceptional four-bedroom detached farmhouse located within a secluded position in the small and peaceful village of Themelthorpe. Originally in complete disrepair, a fifteen-year restoration program brought the building back to its former glory, providing four bedrooms and a wealth of living space. Outside there are extensive outbuildings and four and a half acres of beautifully tended gardens and woodlands including a pond. On the market for the first time in more than half a century, this is a rare opportunity to purchase a truly unique property.
Detached Farmhouse set almost Centrally in its own Plot, set back from the Road in this pretty, Rural Village
- 4 Bedrooms, 3 Reception Rooms
- Tree Lined Gardens in almost 4.25 acres
- Loved for many years but now offers Masses of Potential
- Fantastic Range of Outbuildings incl. Barn, Stables, Garaging and Cart Lodges
- The Accommodation extends to 2,240sq.ft
- Energy Rating: D

Labour of Love

"I would say that Wood Farm is unique. There are so few farmhouses that still own the brick buildings that originally went with them," the owners remarked. "The house is not visible from the road and is surrounded by its own land. It is in a peaceful location with no road noise or close neighbour". When they were a young married couple in their late twenties, the present owners' parents acquired Wood Farm at auction in 1960. "The house and buildings were in complete disrepair and almost inaccessible through the nettles and brambles. In those days no one bought derelict properties, and their friends and family thought they were completely mad," the owners said. The property has continued to be their family home for the last sixty years but, due to their last remaining parent passing away last year, it has sadly come to the time to put it up for sale.

Following the purchase of the house, it took fifteen years for it to be renovated and the buildings to be made sound. With four bedrooms, a wide range of living spaces and so many outbuildings to choose from, the owners talk of their idyllic childhoods at the property, growing up with a succession of cats, dogs and ponies. The outbuildings in particular have been used for a wide range of activities over the years, including storage for cars, dog pens, and keeping pigs and calves in the early years. "My brother and I had ponies, so they were used as stables and tack room. Mum and Dad used the space for had their own landscape gardening business". The substantial amount of work to the property didn’t just end with the house as the grounds had also fallen into neglect. "When my parents bought Wood farm there were no gardens to speak of and, what there were was overgrown with brambles and nettles. My parents cleared it all, and as my father was a horticulturist he had a long term plan in mind. Bit by bit they tamed and planted the gardens". The bedrooms particularly benefit from the wonderful views over the gardens. "Even the bath in the bathroom in positioned to give the occupant a lovely garden view".

Wood Farm has very much been central to the owners’ lives. "Once we left home, we kept on returning with our growing broods of grandchildren and continued having family meals around the kitchen table in the farmhouse kitchen, by the Aga. The kitchen was always the heart of the home with its large adjacent pantry and my mother’s constant stream of baking appearing in front of us". When asked about other favourite areas in the house, the owners talked about the sitting room, either in front of the large wood burner in the inglenook fireplace in the winter or looking over the gardens from the bay window in the summer. Another favourite is the conservatory. "The south facing conservatory has sweeping views over more of the gardens and was always a favourite place winter or summer. It would be filled with my father’s lovingly grown and tended plants and was a peaceful place to sit".
Outside
With all the hard work and thought that has gone into them, the gardens today are a joy to behold and extend from the original half an acre when the house was first purchased to an estimated four and a half acres. They include sweeping lawns, a rose garden, wildflower gardens, woodland areas, woodland walk, large pond filled with water lilies and several types of fish. There are two greenhouses, a potting shed and an orchard stocked with apple and plum trees.

The gardens are full of mature trees which the owners’ parents planted over the years. As the owners said, “In the winter there are numerous and varied evergreen trees and shrubs to admire and shelter the property. In the spring there are wild daffodils, snowdrops and crocus, followed by flowering rhododendrons, camellias, azaleas and magnolias. In the summer the deciduous trees offer shade, and the water lilies and roses bloom along with the fuchsias and poppies. In the autumn there are autumn crocus and brilliant displays of autumnal colours from all the trees”.

The gardens certainly receive their fair share of visiting wildlife. “Swallows nest in the outbuildings and there are two barn owl boxes in use. Foxes and tawny owls call at night. Hedgehogs live in the gardens and my father regularly ‘rescued’ underweight hoglets in the autumn and fed them until spring when they were released. Foxley Wood is a short distance away and wildlife ventures into the garden from there”. However, care has been taken to ensure that the whole property is fenced around the boundaries to keep dogs inside and prevent rabbits entering and eating the plants.

Village Calm
Themelthorpe is a small village composed of around twenty-five cottages and houses set off the beaten track. “In the sixty years we have owned Wood Farm, I believe only two new properties have been built, so the village retains its quiet, rural character. What we have enjoyed most is the peace and quiet; the feeling of escaping from the hustle and bustle of the outside world”. Themelthorpe is an ideal base from which to explore all Norfolk has to offer, from the historic city of Norwich with its striking castle and great exhibits including the famous Boudicca treasures, to the celebrated North Norfolk coastline, known for its rich and diverse wildlife, beaches and stunning coastal walks. Closer to home, Marriott Way passes through Themelthorpe and is approximately a fifteen-minute walk from the property, and Foxley Wood nature reserve is on the edge of the village and in sight of the property. As regards local schools, Reepham primary and high schools are four miles away, and Greshams private school based in Holt is eleven miles away.
Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed
On Your Doorstep…
The nearby village of Foulsham is graced with some fine Georgian Houses, a result of the fire, which swept through in 1770. Within the village there is a village store and a post office as well as a public house. The market town of Reepham is 3.5 miles away and has two butchers, a delicatessen, bank, post office, pub, church and a very good high school. Not far away is Pensthorpe Gardens and Nature Reserve. Pensthorpe lies within the Wensum Valley, which acts as a migration corridor and the reserve is made up of numerous different kinds of habitats, all of which attract different species.

How Far Is It To…
Themelthorpe lies approximately 10 miles south-east of Fakenham and 17 miles northwest of Norwich. Often described as the ‘Gateway to the north Norfolk coast’, the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: www.fakenhamweb.co.uk, while the Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

Directions
From the A1067 at Foxley turn onto “The Street” follow this lane for approximately two miles through the village and into the village of Themelthorpe where you will find Wood Farm on your right, set back from the road behind a wooden, five bar gate.

Agents Note
The vendor advises that an overage agreement will be put in place regarding the outbuildings and terms will be agreed shortly.
Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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