

Church Farmhouse, Church Road, Deopham



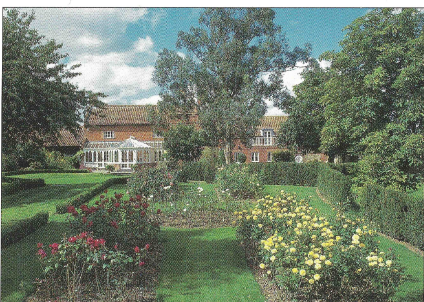
01603 763939

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Residential

## Church Farmhouse, Church Road, Deopham, Wymondham, Norfolk



### **Church Farmhouse, Church Road, Deopham, Wymondham, Norfolk**

A fine late 18th century farmhouse, beautifully presented, with superb outbuildings and grounds of 5.16 acres.

The accommodation comprises:

Ground Floor: Porch - Hall - Drawing Room - Conservatory  
Dining Room - Kitchen - Inner Hallway - Utility Room - Cloakroom  
Sitting Room - Office. First Floor: Landing - Bathroom  
Main Landing - Main Bedroom with En Suite Bathroom  
Roof Terrace - 2 further Bedrooms - Lobby - En Suite Shower  
Bathroom - Bedroom.

Outside: Garaging for 3 cars - Large Barn - Various Outbuildings  
Walled Vegetable Garden with Greenhouse - Orchard  
Pond - In all about 5.16 acres.

**Vendors Agent**  
**Bidwells**  
16 Upper King Street  
Norwich  
NR1 3HA  
Tel: 01603 763939  
Fax: 01603 763899  
DX: 5240

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## Particulars of Sale

### SITUATION AND DESCRIPTION

Church Farmhouse is a most attractive and extremely well presented property dating back to 1790 situated in a quiet and rural location next door to the church. Formerly a rectory, the house is traditionally constructed of red brick under a pantiled roof and it has been sympathetically extended and completely refurbished by the current owners to provide a spacious family house of charm and character.

The versatile and well arranged accommodation includes 3 main reception rooms, all with attractive fireplaces, and a substantial conservatory with underfloor heating. The well fitted kitchen features a galleried landing above and, adjacent to the family sitting room, there is an office with hand crafted desk unit and all necessary cable points. On the first floor there are 4 bedrooms, 2 bathrooms (1 with shower) and a shower room. The main bedroom also benefits from an impressive roof terrace which is enclosed by a brick wall and balustrading.

A significant feature of the property is the extensive range of traditional outbuildings, including a magnificent barn, which offer enormous scope for conversion to ancillary accommodation, offices etc. subject to all necessary planning consents. The grounds comprise a mixture of formal gardens and paddocks and the views to the west and east are superb, reaching out over unbroken farmland and beyond.

### GROUND FLOOR

Double oak doors lead into

**Porch** constructed of brick with pitched pantiled roof and windows facing north and south with pamment floor and part glazed wooden door leading into

**Hall** with staircase to first floor and inset doormat. Door to the right to

**Drawing Room** 4.58m x 4.54m (W & E) Fireplace with attractive cast iron grate, marble hearth and marble surround and mantel over. Window seat and part glazed double wooden doors to

**Conservatory** (S & E) 3.60m x 5.57m Lovely views over rear garden, pamment flooring, exposed brickwork, skirting heating. Door to Inner Hallway and part glazed wooden doors to Dining Room. Doors to garden and access to

**Garage Block** with three electric up and over doors, shelving, burglar alarm panel, concrete flooring and door to east side of the property.

Further door from Entrance Hall leads to

**Dining Room** 4.56m x 4.55m (W) Exposed timbers, part glazed double wooden doors to Conservatory, understairs storage cupboard. Arched recess with

shelving and storage cupboard below and featuring an impressive fireplace with raised pamment hearth, brick surround and bressummer over housing wood burner. Door to

**Kitchen** 4.66m x 3.79m min (W) Pamment flooring, fireplace housing 2 ring 2 oven oil fired Aga with tiled surround and bressummer over. Double bowl double drainer stainless steel sink unit inset with space for dishwasher below, range of wall and base units, exposed timbers, space for electric cooker, pretty part tiled walls and space for freezer and refrigerator. An attractive feature of this room is the galleried landing above. Archway to

**Inner Hallway** and door to

**Utility Room** 5.14m x 3.43m (N & E) Pamment flooring, exposed timbers, ceiling spotlights, part glazed stable door to east facing garden and part glazed double wooden doors leading out to the north facing courtyard. Skylight and door to

**Cloakroom** (E) Pamment flooring, Belfast sink with tiled splashback, w.c., fitted shelving and Camray oil fired boiler. High level storage cupboards.

Further door from Utility Room leads to

**Sitting Room** 4.95m x 4.78m (W) Exposed timbers, wooden flooring, bay window overlooking front drive and garden and another impressive fireplace with pamment hearth, brick surround and stone mantel over. Door to

**Office** 4.78m x 2.57m (W & E) Oak flooring, exposed timbers and attractive handmade built in corner desk unit with drawers and storage cupboard. Space for further desk and office equipment and part glazed wooden door to courtyard.

From the Inner Hallway attractive oak staircase with child safety gate leads to

### FIRST FLOOR

**Landing** (N & S) with door to

**Bathroom** (E) with panelled bath, fully tiled walls, w.c., wash handbasin, extractor fan and shower cubicle housing wall mounted Aqualisa shower.

To the right of the landing an archway leads through to

**Main Landing** with double wooden doors leading to airing cupboard with slatted shelving and housing hot water cylinder and further linen cupboard with slatted shelving. Steps lead off to the right across galleried landing to

**Main Bedroom** 4.77m x 4.18m (W & E) with wooden flooring, exposed timbers, two wall recesses with shelving and two built in wardrobes each with hanging rail, shelf above and further storage cupboard to one side. Part glazed wooden

## Particulars Of Sale

doors to roof terrace which is enclosed by a brick wall and painted hardwood balustrading. Door to

**En Suite Bathroom** 4.39m x 2.57m (N, W & E) Oak flooring, w.c., Velux windows, part wood clad walls and ball and claw roll top bath.

**Bedroom** 2.99m x 2.96m max (W)

Further door off main landing leads to

**Bedroom** 3.79m x 3.29m (W) Built in wardrobe with hanging rail, shelving and drawers.

Door to the right of the main staircase leads to

**Lobby** Door to

**En Suite Bathroom Shower** cubicle housing wall mounted Aqualisa shower with fully tiled surround, w.c., part tiled walls, wash handbasin and light with shaver point. Circular window facing west.

**Bedroom** 4.91m x 3.36m (W & E) Two built in wardrobes with hanging rails with small original fireplace.

### OUTSIDE

The house is approached from Church Road via high hedging into a gravelled horseshoe driveway which proceeds up to the front of the house and parking area outside the garage block. The front and west facing garden is mainly laid to lawn and is enclosed by mature hedging, with a variety of specimen trees and some pretty borders with plants and shrubs. Either side of the front door are further areas of lawn with borders and the drive continues northwards to the rear drive and the range of outbuildings. These outbuildings include a single **Garage** constructed of brick with double wooden doors and a further building constructed of brick with an approximate outside measurement of 18m x 5.5m. This is currently divided into three and comprises a woodstore, garden store with w.c. and further room used for storage. Adjacent to this is the magnificent timber framed **Barn** with minimum inside measurement of 17.4m x 5.77m and further area measuring 3.91m x 2.64m. There is a further area of lawn running up to the northern boundary and from this end of the drive access is gained to the paddocks via a 5-bar wooden gate. Adjacent to this a wooden gate leads through a brick and flint wall into the courtyard with stone and cobbled floor and access is also gained through wooden gates into the vegetable garden which is fully enclosed by brick wall with a high quality Alitex greenhouse in one corner. Directly to the east of the house is an extensive patio area, with wall mounted head and lead tank water feature, which is ideal for outside entertaining. The lawn leads past the rose garden and wooded area over a bridge through double iron gates into the paddocks which are enclosed by mature hedging and trees with a large pond at one end.

### SERVICES

The vendors have agreed that mains water and electricity are connected to the property. Drainage is via a private disposal system.

### LOCAL AUTHORITIES

South Norfolk District Council Tel: 01508 533633

### FIXTURES AND FITTINGS

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale but may be available in addition subject to separate negotiation.

### TENURE

The property is for sale freehold.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered subject to and with the benefit of, all rights of way, whether public or private, all wayleaves, easements and other rights of way, whether specifically mentioned or not.

### VIEWING

Strictly by appointment with the vendors Sole Selling Agents, Bidwells, 16 Upper King Street, Norwich NR3 1HA. Telephone: 01603 763939.

### ENQUIRIES TO

Tim Hayward, Juanita Wood and Lisa Hunter.

### AGENTS NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon.

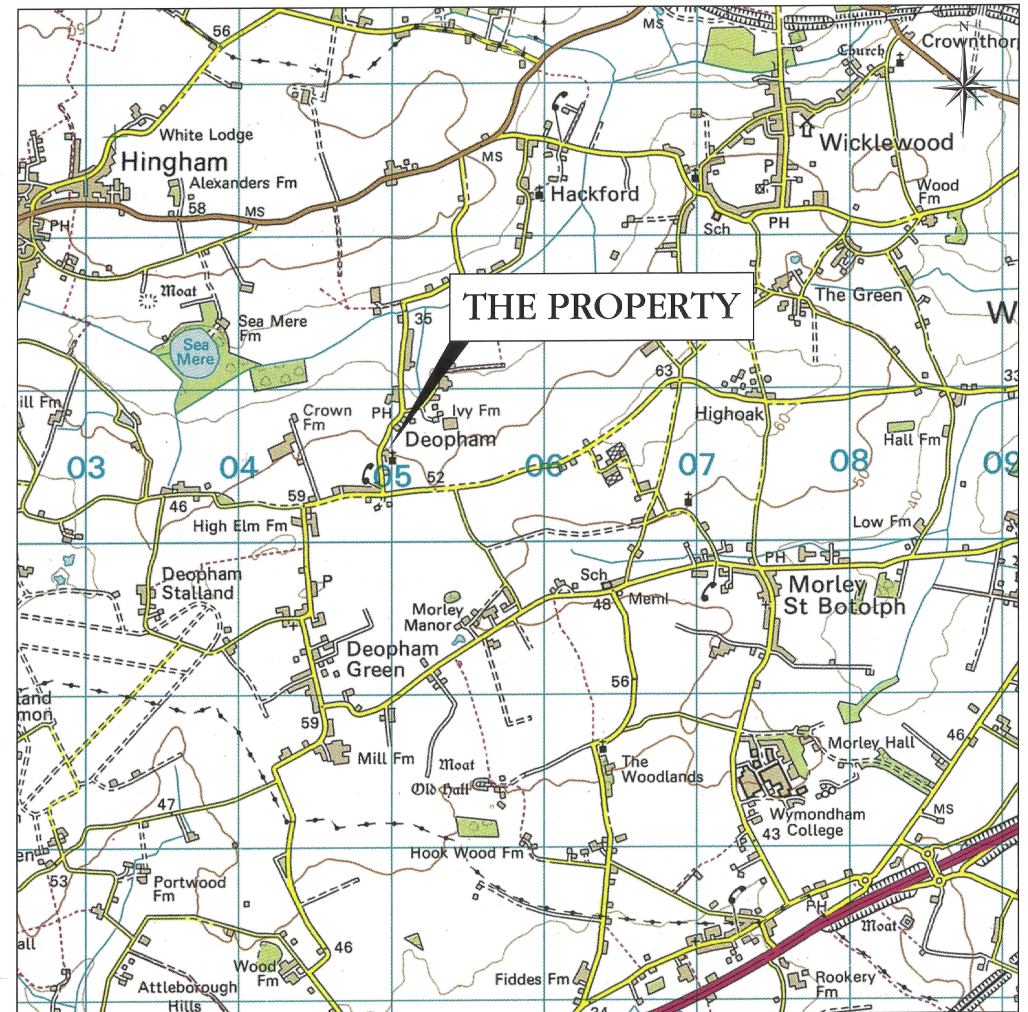
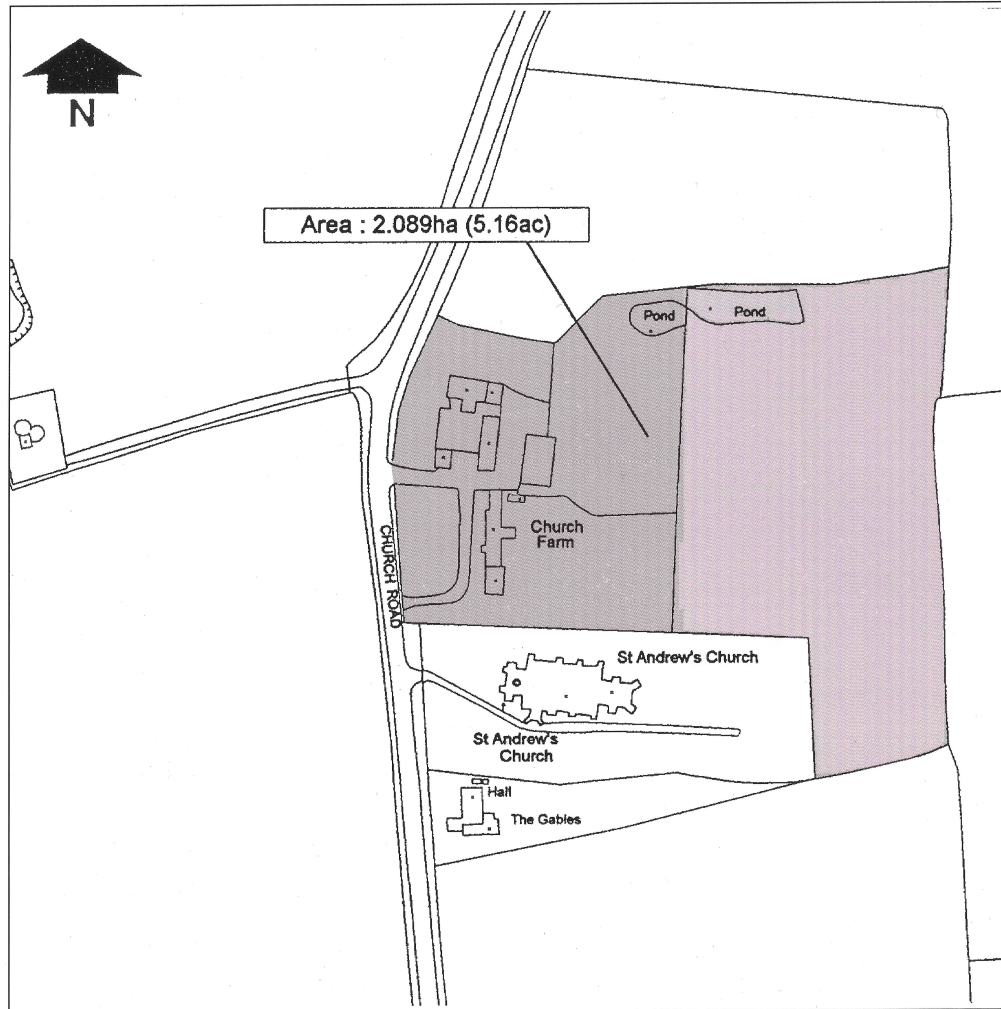
If communications, condition of the property, situation or other such factors are of particular importance to you, then please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.

### DIRECTIONS

From Norwich take the B1108 and after about 12 miles turn left signed towards Deopham and Morley Research Centre. Continue along this road for about 1.5 miles and Church Farmhouse can be found next door to the Church on the left hand side.



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Note: This plan is published for the convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

16 Upper King Street, Norwich, NR3 1HA

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