



Wood Farm, Reymerton, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Wood Farm, Reymerston, Norwich, Norfolk, NR9 4QZ

A charming six bedroom period farmhouse set within beautifully landscaped gardens and situated in a private and secluded location

Norwich 19 miles, Dereham 6 miles
Hingham 3 miles, Wymondham 7 miles

Entrance hall | Sitting room | Breakfast room
Dining/Day room | Kitchen | Utility /Boot room
Family bathroom

First floor: Principal bedroom | Two further bedrooms | Office/Study/Bedroom | Family bathroom

Second floor: Two further bedrooms | Family bathroom | Store room | Attic storage

Outside: Private driveway | Off street parking
Double cart lodge | Forge/Gym | Outbuildings which include Gardener's shed, Pump room, Log store and storeroom | Patio areas | Gardens

In all about 0.58 of an acre

EPC - E

The property

Wood Farm is a charming five to six bedroom period farmhouse of red brick construction under a tiled roof, set over three storeys. The property is light and airy offering flexible well-proportioned family-sized accommodation and offers a private and secluded position. Of particular note is the large sitting room which has stunning views over the front lawned gardens. The current owners have done an exceptional job improving the house and gardens, whilst retaining many period features including the original flooring, fireplaces, internal exposed beams and brickwork.

Some of the renovation works include replacing the windows, upgrading the electrics, upgrading the kitchen, overhauling the roof including a new



roof ridge and redecorating most of the property inside and out.

Wood Farm has generous accommodation spread over the first and second floors which all benefit from delightful views over the immediate gardens and surrounding countryside.

Outside

The property is accessed via a private driveway offering ample parking on the drive in addition to a double cart lodge. The forge contains many original features whilst offering flexibility for use as a garage. The gardens have been partially redesigned and replanted by the existing owners including a newly laid patio and a superb. The gardens are in part laid to lawn with shrub and hedge borders as well as benefiting from a large vegetable garden and a series of outbuildings.

Location

Wood Farm is situated just outside the small village of Reymerston, which is about 3 miles from the historic small Georgian town of Hingham. Hingham has a good range of local amenities including The White Hart public house, local store, bakery, tearooms, chemist, post office, newsagent, primary school and medical centre. Wymondham provides a wider range of amenities including a Waitrose as well as a station offering regular train services to Cambridge and Norwich. Norwich has a full range of amenities including regular train services to London Liverpool Street and an international airport. The A11 is about 8 miles away and provides uninterrupted dual carriageway to London, the Midlands and beyond. Wood Farm is also well located for access to the University, Norfolk and Norwich Hospital and retail parks on the southwest side of Norwich.

Directions

The postcode NR9 4QZ will get you close to Wood Farm. On leaving Reymerston, head up Mile Road and the drive to Wood Farm can be found after approximately 0.7 miles immediately after two terraced cottages on the left hand side of the road.

General

Local Authority: Breckland District Council

Council Tax: Band F

Tenure: Freehold

Services: Mains electricity, oil fired central heating, borehole water supply and private drainage.



Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and

private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Agents Note: For more information on the full list of works and refurbishments, please speak to the selling agent.



Floorplans

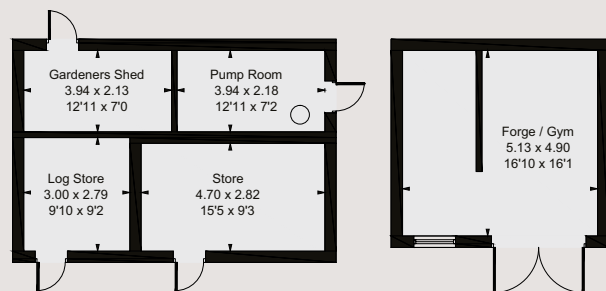
Approximate Gross Internal Area

323.0 sq m / 3477 sq ft

Outbuildings = 110.7 sq m / 1192 sq ft

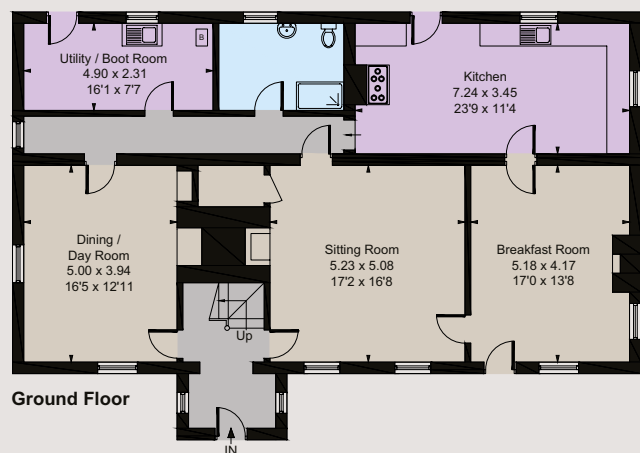
Total = 433.7 sq m / 4669 sq ft

For identification purposes only.

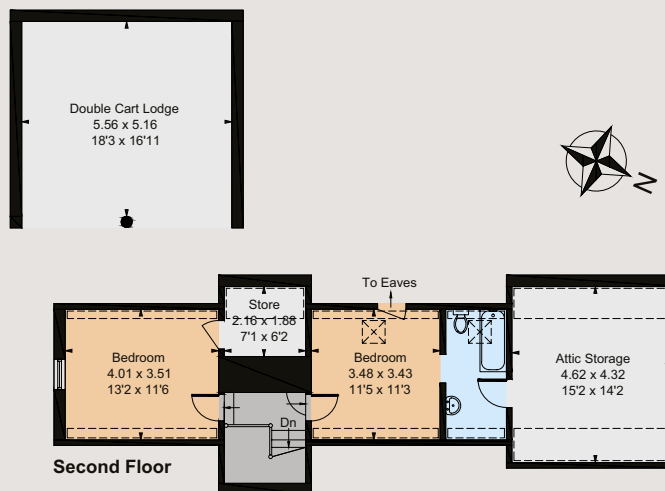


(Not Shown In Actual Location / Orientation)

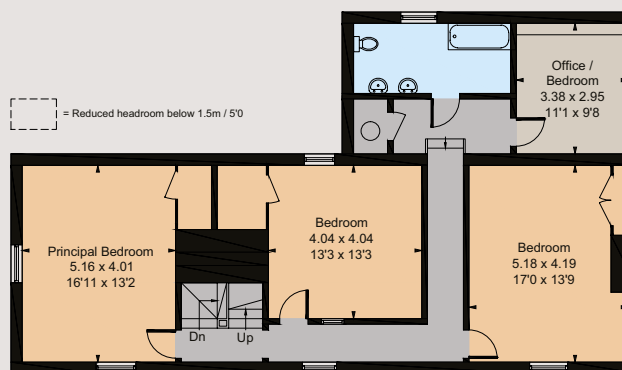
Outbuildings



Ground Floor



Second Floor



First Floor

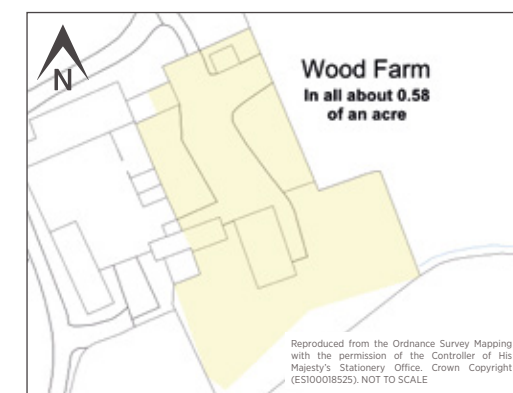


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Guide Price: £845,000.

Viewing: Strictly by appointment through Strutt & Parker.



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