



Green Farm, Bradenham, Norfolk

Green Farm, Bradenham, Norfolk, IP25 7QL

A substantial four bedroom farmhouse in need of some modernisation, situated in a sought after location

Dereham 4 miles, Swaffham 6 miles
Higham 11 miles, Norwich 21 miles

Ground floor: Entrance hall | Kitchen
Dining room | Sitting room | Drawing room
Conservatory | Utility room | Boot room | WC

First floor: Four bedrooms | Two family
bathrooms

Outside: Shared driveway | Off street parking
Cart Lodge with store rooms and loft | Private
Garden | Patio seating area

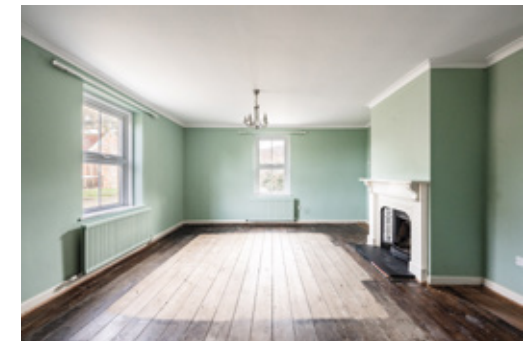
The Property

Green Farm is a substantial four bedroom period farmhouse of red brick construction under a pantile roof, set over two floors. The property is light and airy and offers well proportioned family sized accommodation with delightful views over the private rear gardens and surrounding countryside.

Green Farm is in need of some modernisation and offers an incoming purchaser a unique opportunity to improve the house and create a wonderful family home.

Green Farm is accessed via a shared driveway with off street parking for several vehicles, and associated triple cart lodge. To the rear of the house are private and mature gardens with patio seating area.

Agents note: There may be extra land available by separate negotiation. The vendor will also reserve a right of way up the drive to access land to the rear.



Directions

From Norwich head west on the A47 and after bypassing Dereham turn left after about 2.25 miles into Dale Road, this is the fourth turning after the exit to East Dereham by Tesco supermarket. At the end of Dale Road, turn right at the T junction and then almost immediately left sign posted Bradenham 3 miles. After about 1 mile turn left up a small lane by a concrete sugar beet pad and after about 1 mile turn right onto New Lane and at the T-junction turn right onto Church Street and Green Farm can be found after a short distance on the left hand side (just before the cricket pavilion).



Situation

Bradenham is a rural village in a delightful unspoilt area, and the towns of Dereham and Swaffham offer a comprehensive range of amenities, with Swaffham having a Waitrose supermarket.

Norwich, the regional centre has a full range of amenities and a regular rail service to London Liverpool Street, as does Kings Lynn, to the west which has a regular rail service from Kings Lynn to Cambridge and London Kings Cross.

The North Norfolk coast, much of which is designated as an area of outstanding natural beauty, is about 19 miles to the north and provides a range of leisure amenities, as well as good quality restaurants and public houses in the villages such as Burnham Market, Brancaster, Cley, Blakeney and Wells. Holt, the attractive Georgian market town provides a good range of independent shops and is home to the renowned Greshams public school.

General

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

Local Authority: Breckland District Council

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest.



Floorplans

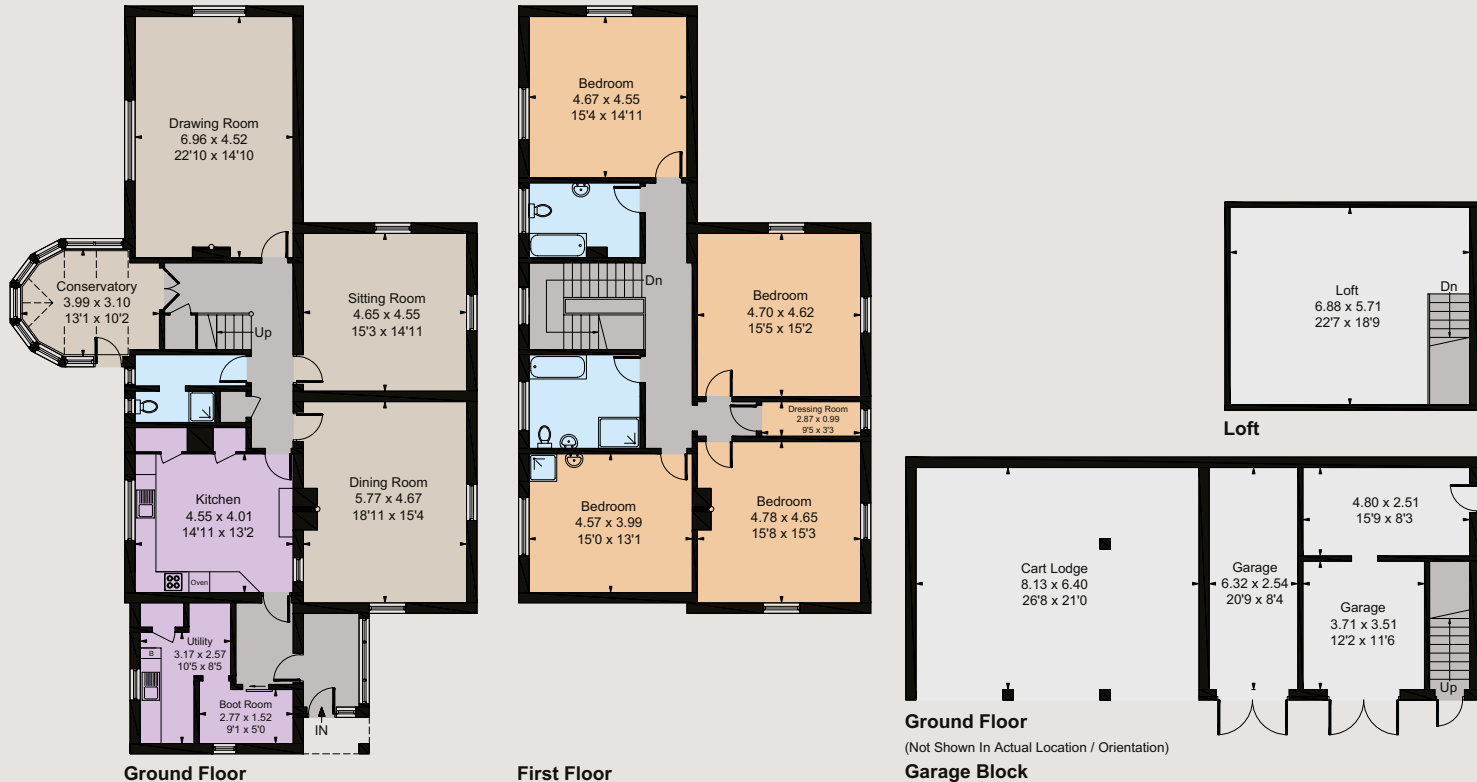
Approximate Gross Internal Area

Main House = 291.8 sq m / 3141 sq ft

Garage Block = 142.6 sq m / 1535 sq ft

Total = 434.4 sq m / 4676 sq ft)

For identification purposes only.



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.

Guide Price: £650,000

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

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.

© WFP Photography Ltd 2024 | www.williamspitt.co.uk

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



OnTheMarket

