



Blue Tile Farm

Wood Dalling, Norfolk

A charming and substantial period farmhouse with private gardens and associated outbuildings, situated in a quiet and rural north Norfolk location

Blue Tile Farm is a charming five-bedroom period farmhouse of red brick and flint construction under a tile roof, set over two storeys.



3 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



OUTSIDE



0.72 ACRES



FREEHOLD



RURAL



4,820 SQ FT



£1,425,000



The property

The property is light and airy and offers well proportioned family-sized accommodation and hosts a variety of stunning features including exposed timber beams and original fireplaces. The current vendors have maintained the property well and have extensively modernised and improved the property including new hardwood double glazing, new plumbing and insulation.

The main reception rooms are generous in proportion and offer excellent entertaining and family space. Of particular note is the open plan kitchen and breakfast room with stunning views through the sash windows, over the rear gardens. The accommodation is set over both floors and offer spacious double bedrooms all of which have views over the gardens and countryside.

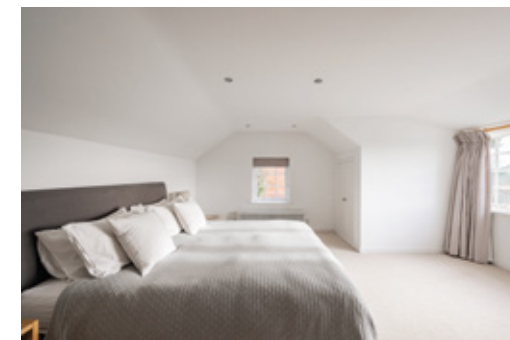
Linked by the conservatory is a circa 1000 sq ft self contained barn conversion, offering excellent versatile accommodation to the main house. Currently set up as a one bedroom annexe, it could equally be used as a studio, games room or a home office.

Outside

The property is accessed via a private driveway with off street parking for several vehicles and has good garaging space, including a double carport, garage and workshop. To the rear of the property is a generous lawned south facing garden with shrub and hedge borders and a spacious patio seating area. The views out beyond the gardens includes surrounding countryside and neighbouring churches.

Location

The property sits just outside the small village of Wood Dalling, between the towns of Fakenham and Aylsham. There are many amenities in the small Georgian market town of Reepham and in the nearby village of Briston, including local shops, butchers, fishmonger and pubs. The historic market town of Holt (8 miles) offers hospitality venues and is renowned for its schooling with Gresham's pre, preparatory and senior schools. The nearest primary school is in Corpustrey, while you can find further facilities, including secondary schooling, four miles away in Reepham.





Annexe



Annexe



Distances

- Reepham 4.5 miles
- Holt 8 miles
- Fakenham 12 miles
- North Norfolk coast 13 miles
- Norwich city centre 17 miles

Nearby Stations

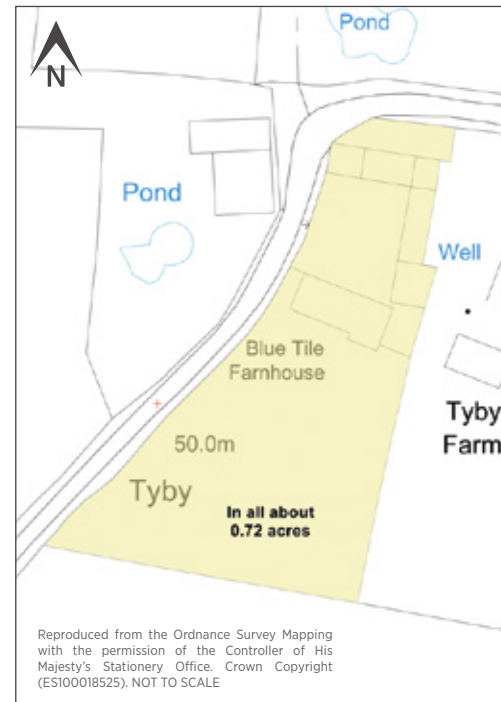
- Sheringham
- Gunton
- West Runton
- Roughton Road
- North Walsham

Key Locations

- The Market Town of Holt
- North Norfolk Coast
- Brancaster Golf Club
- Sheringham Golf Club

Nearby Schools

- Gresham Preparatory and Senior Schools
- Beeston Hall Preparatory School
- Corpustry Primary School
- Reepham Primary School
- Reepham High School And College
- Cawston Church of England Primary Academy
- Foulsham Primary School Academy
- Astley Primary School
- Bawdeswell Community Primary School
- Great Witchingham Church of England Primary School
- Lyng Church of England Primary Academy
- Aylsham St Michaels Church of England Voluntary Controlled Nursery And Infant School



Fakenham is within 12 miles and offers a more extensive choice of shops, facilities and large supermarkets, while the regional hub of Norwich is 17 miles to the south-east. The area is well connected with the A140 and the A148 within 10 miles, while further road connections at Norwich include the A11, which offers connections towards the M11 and Stansted Airport.

Directions

From Norwich, take the A1402/Pitt Street north, away from the city centre, and continue to follow the A1402 for a mile and three quarters. Take a central position at the traffic lights and continue straight ahead onto Cromer Road before taking the left lane at the next traffic lights and turning onto the A140/Cromer Road. After a further mile and three quarters, take the second exit at consecutive roundabouts to stay on the A140. Continue for five and a half miles, then turn left onto Buxton Road. After two and three quarter miles, turn right onto the B1149/Holt Road and follow the B1149 for two miles before turning left, following the sign for Wood Dalling.



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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Floorplans

Approximate Gross Internal Area
Main House: 289.5 sq m / 3116 sq ft
Annexe: 86.0 sq m / 926 sq ft
Workshop / Garage & Carport: 72.3 sq m / 778 sq ft
Total: 447.8 sq m / 4820 sq ft
 For identification purposes only.

Continue for just over three and a half miles, then at the junction, continue straight ahead onto Guestwick Road. You will find the property on the left hand side after a third of a mile.

/// **What3words:** [skipped.economics.aspect](https://www.what3words.com/skipped.economics.aspect)

General

Services: Mains electricity and water. Private drainage. Central heating via ground-source heat pump.

Tenure: Freehold

Local Authority: Broadland District Council, +44 (0)800 3896109 (Council Tax Band G)

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.

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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