



THE STORY OF

Old Farmhouse

Neatherd Moor, Norfolk

SOWERBYS



THE STORY OF

Old Farmhouse

Neatherd Moor, Dereham, Norfolk
NR20 4AZ

Exceptional Private Countryside Setting with
Convenient Access to Dereham, Norwich and the A47

Approximately 0.75 Acres (STMS) of Established
Landscaped Gardens and Grounds

Approved Planning Permission for a Separate
Three-Bedroom, Two-Bathroom Bungalow

Ideal Opportunity for Multi-Generational
Living or Future Investment Potential

Beautifully Presented Detached Farmhouse Blending
Character and Contemporary Refinement

Generous and Versatile Accommodation Designed
for Modern Family Living and Entertaining

Stunning Vaulted Kitchen with Central Island

Five Double Bedrooms, Including a Versatile En-
Suite Guest Suite/Home Office Above the Garage

Elegant Reception Spaces with Direct Garden Access

Double Garage and Private Gated Driveway

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Old Farmhouse presents a rare opportunity to acquire a beautifully appointed detached residence with approved planning permission for a separate three-bedroom bungalow, all set within an exceptional private position on the edge of Neatherd Moor.

Approached via a private track and surrounded by open green space, the property enjoys an enviable balance of privacy, countryside living and convenience, with Dereham town centre and the A47 easily accessible. Set within approximately 0.75 acres (STMS), the grounds provide a peaceful and secluded environment, perfectly suited to modern family life while offering significant long-term flexibility and future value.

The principal residence has been thoughtfully maintained and is beautifully presented throughout, offering generous and versatile accommodation designed for both comfortable day-to-day living and entertaining.

Of particular significance is the fully approved planning permission (Ref: PL/2025/0782/FMIN) for the construction of a separate three-bedroom, two-bathroom bungalow within the grounds - an increasingly rare opportunity ideally suited to multi-generational living, guest accommodation or future investment potential. The approved scheme has been carefully designed to complement the existing home while preserving privacy and independence between both dwellings. Positioned within a naturally screened section of the plot, the proposed bungalow benefits from its own practical arrangement, shared private driveway access and a thoughtfully considered layout reflecting traditional Norfolk architectural styling combined with contemporary living requirements.



The property opens into an impressive reception hall, creating an immediate sense of space and welcome. Light-filled and highly versatile, this area lends itself equally well as a formal entrance, study area or informal sitting space. The principal sitting room is both elegant and comfortable, centred around an attractive exposed brick fireplace with wood-burning stove, while large windows frame views across the gardens and surrounding greenery. A second reception room provides an excellent sociable living and dining environment, with direct access onto the terrace allowing the space to flow naturally into the gardens during warmer months.

At the heart of the home is a superb, vaulted kitchen, combining practicality with impressive architectural character. A large picture window floods the room with natural light while drawing the outside landscape into the living space. The kitchen is fitted with contemporary cabinetry, a central island and range-style cooker, with ample room for informal dining and everyday family living. A separate utility room provides further storage and workspace, together with internal access to the double garage for added practicality.

The first floor offers four generous double bedrooms arranged around a central landing. The principal suite benefits from a dressing area and en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms are served by a well-appointed family bathroom and offer flexibility for growing families or guests. A particularly valuable addition is the self-contained accommodation above the double garage, complete with its own en-suite shower room. This versatile space is ideally suited as a fifth bedroom, guest suite, home office or independent living area.



The gardens and grounds have been thoughtfully arranged to maximise privacy while maintaining an open connection to the surrounding landscape. A five-bar gate opens onto a substantial gravel driveway providing extensive parking and access to the double garage. The front gardens are primarily laid to lawn and enclosed by mature hedging, creating a secure and attractive setting. To the rear, landscaped gardens feature extensive patio areas, established planting and multiple spaces designed for relaxation and entertaining. Additional features include a charming children's treehouse with climbing wall and a Rhino greenhouse, adding both practicality and character to the outdoor environment.

The surrounding moorland setting creates an exceptional lifestyle opportunity, with direct access to walking routes and open countryside encouraging a relaxed pace of living and year-round enjoyment of the outdoors.

Old Farmhouse represents far more than simply a detached home. It offers a unique combination of a beautifully presented residence, a highly private and established setting, and exciting opportunities for multi-generational living, extended family accommodation or long-term investment.

Properties offering this level of privacy, flexibility and future potential within such a desirable moorland setting are increasingly difficult to find.





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 purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Neatherd Moor

A CONVENIENT LOCATION WITH AN IDYLIC BACKDROP

Positioned alongside the unspoilt landscape of Neatherd Moor, the property enjoys immediate access to one of Dereham's most cherished natural environments. The Moor offers acres of open grassland, woodland and scenic walking routes, creating an idyllic backdrop for those who enjoy outdoor living, dog walking, running or simply the tranquillity of nature.

The setting offers a genuine sense of escape, with wildlife and seasonal landscapes providing year-round interest, yet remains remarkably convenient for everyday living.

Dereham itself is a thriving and well-established Norfolk market town, situated approximately 15 miles west of Norwich and around 25 miles east of King's Lynn. The town offers an extensive range of amenities including Tesco, Morrisons, Aldi and Lidl supermarkets, alongside independent retailers, cafés, bakeries and traditional local businesses. A twice-weekly market further enhances the town's strong community character.

Educational facilities are well regarded, including primary schools and Dereham Neatherd High School, while healthcare services, leisure facilities and transport connections are all readily accessible. Dereham Leisure Centre, local sports clubs, public houses and restaurants contribute to a well-rounded lifestyle, while the surrounding Norfolk countryside offers endless opportunities for recreation and exploration.



Note from the Vendor



“We love that we are central to Dereham but we feel like we live in the middle of the countryside...”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2037-3900-6200-5690-9200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///vitals.dries.ranted

AGENT'S NOTE

Planning permission has been granted under reference PL/2025/0782/FMIN. Further details, plans and supporting documentation are available upon request.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

