



| Reymerton | NR9 4QY  
Price Guide £775,000

twgaze



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An attractive period red brick farm house tucked away in a secluded location in the sought after Village of Reymerton. With an outstanding open plan kitchen/breakfast room flowing through to the family room with a wood burner and mezzanine study. Four large bedrooms makes this an ideal family home. all in 0.56 acre plot,

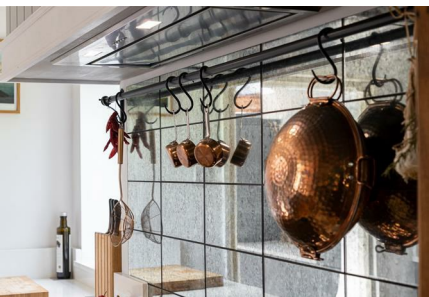
- Detached Character Farm House
- Secluded position in sought after village
- Country style Kitchen/dining area
- Indian Sandstone paved garden
- Four Double bedrooms
- Large Lounge with Mezzanine Study area
- Annex potential
- Shingle parking for several vehicles

## The Location

Reymerton is a pretty Norfolk village just 6 miles from the market town of Wymondham where national supermarket and individual shops can be found, along with a train station which connects to Norwich to the north and Cambridge to the south where a change can be made for onward travel to London Kings Cross. The county city of Norwich lies to the north with many well regarded restaurants, national chains of shops, theatres and entertainment complexes. Norwich International







Airport is just north of the city and the train line is direct to London Liverpool Street.

### The Property

Nestled on a private and secluded plot, this charming red brick and rendered detached farmhouse combines timeless country elegance with modern versatility. Step into a welcoming entrance hall that leads into a beautifully designed open-plan kitchen/breakfast room, featuring an exquisite country-style kitchen—perfect for both everyday living and entertaining. A formal dining room flows seamlessly into a spacious family room, complete with a vaulted ceiling, wood-burning stove for cozy winter evenings, and a mezzanine level study, adding character and functionality. The ground floor also offers a dedicated study/office with serene garden views, a utility room, boot room, ground floor shower room, and a second utility/boot room. A ground floor bedroom offers excellent potential as a guest suite or annex accommodation. Upstairs, you'll find three generously sized double bedrooms. The principal bedroom enjoys the luxury of a private en suite, while the remaining bedrooms are served by a stylish family shower room. This exceptional home perfectly blends rural charm with practical living, offering flexible spaces ideal for modern family life.

### The Outside

The Farmhouse is approached via a shingle driveway and benefits from ample off-road parking for several vehicles. Set within a generous 0.56-acre plot, the grounds offer







multiple secluded spots perfect for enjoying the sun throughout the day. To the immediate rear of the property, and accessible directly from the dining room, is a beautifully paved sandstone garden. Designed for low maintenance and ideal for alfresco dining, this area seamlessly blends indoor and outdoor living. A substantial outbuilding presents excellent conversion potential (subject to the necessary consents), complemented by a wood shed for additional storage. The remainder of the garden is a charming mix of lawn, mature shrubs, and established trees, creating a private and tranquil outdoor space.

Freehold

Services

Mains water, septic tank, Oil fired central heating

What3words

twigs.responds.concluded

Viewing Strictly by appointment via Twgaze

Ref/19899





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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