



## Dale Farm House

North Elmham | Dereham | Norfolk | NR20 5EY

## INTRODUCTION

The sale of Dale Farm House presents an exciting opportunity to acquire a detached, 4 bedroom period farmhouse together with traditional barns set in a rural location on the outskirts of the village of North Elmham.

The house now requires renovation and improvement throughout with scope to reorganise the accommodation to fully maximise the potential and make best use of the space.

The traditional barns are located just to the north of the house and could be used for a wide variety of purposes such as general storage, keeping livestock or conversion to residential use (stpp).

The site extends in all to approximately 0.59Ha (1.47 Acres) and is accessed off a private drive from Great Heath Road.

## LOCATION

The property is situated in a good location and is under 1.0 mile from the centre of the village of North Elmham. North Elmham has its own School, Shop, Doctors Surgery, Post Office and Pubs. The market town of Dereham is approximately 6.0 miles to the south and Holt is approximately 13.0 miles to the north east.

The City of Norwich is approximately 20 miles to the south east and provides a large range of shops, amenities, restaurants and leisure facilities. It has a direct rail link to London Liverpool Street (under two hours) and an International Airport, which regularly flies to a wide range of destinations.

## DALE FARM HOUSE

Constructed of red brick under clay tile roof the property offers 2 reception rooms, kitchen/dining room, pantry and WC on the ground floor, with 4 bedrooms and bathroom on the first floor. The property benefits from UPVC double glazing and an AGA in the kitchen. The property now requires renovation throughout.

The property provides the following accommodation:-

Covered Porch to **Front Door** into small **Hall** at base of stairs

**Sitting Room** – 4.57m x 4.42m with open fireplace.

**Reception Room** – 4.42m x 3.86m with open fireplace and built in cupboard.

**Cloakroom** (under stairs) with wc and corner sink.

**Kitchen/Diner** – 3.45m x 2.62m and 3.78m x 1.91m with AGA and dated range of fitted kitchen units. Doors to:

**Pantry** – 2.49m x 1.96m.

**Rear Porch** with door to rear stairs and back door.

## STAIRS TO FIRST FLOOR

**Bedroom 1** – 4.70m x 4.70m with walk in cupboard over stairs.

**Bedroom 2** – 4.72m x 4.06m with built in cupboard.

**Bedroom 3** – 4.72m x 3.05m with built in cupboard housing hot water cylinder and door from rear stairs. Doors off to:

**Bedroom 4** – 3.28m x 2.34m.

**Bathroom** with fitted cast iron bath, wc and sink.

## COACH HOUSE

Adjoining the house is a former Coach House which was previously accessible from within the house (door way now blocked up). This single storey building has character and charm and remains in a largely unaltered condition with fitted range, stone sink and a canopied roof at the rear. We envisage that this space would be reincorporated as part of the renovation works or could be used as an adjoining annexe.

## SERVICES

Mains electricity | Mains water | Private drainage system

## OUTSIDE

Wrought Iron gates lead into the front garden which is predominantly laid to lawn with a boundary hedge, shrubs and planting borders. Parking is available at the side of the property and there is a single garage. To the rear is a courtyard style garden laid to grass.

There is a small range of general stores constructed of brick and flint.

## COUNCIL TAX

The property is in Band D.

## ENERGY PERFORMANCE CERTIFICATE

Rating: G – 1.

## TRADITIONAL BARNES

In addition to the house, the property benefits from three traditional barns:

**Traditional Barn (1)** – 17.10m x 11.94m. Partly of traditional construction (brick and clay tile) and part of steel frame and steel truss roof under corrugated asbestos cement sheet roof.

**Traditional Barn (2)** (open fronted cart lodges) – 16.55m x 3.53m. Constructed of timber, brick and flint under clay tile roof.

**Traditional Barn** – 14.71m x 4.56m. Constructed of brick and flint under a clay tile roof.

In addition are the remains of another barn which has collapsed.

We consider that there is potential to convert barns 1 and 2 into a residential dwelling (stpp) and interested parties are advised to make enquiries with Breckland District Council.

## FURTHER LAND

To the north of the barns is an area of land currently laid to grass.

## BOUNDARIES

The vendors will erect a boundary fence which will remain in their control and ownership as shown by the 'T' marks on the site plan.

## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

The property is offered for sale as a whole by Private Treaty with a Guide Price of £425,000.

### TENURE & POSSESSION

Freehold. Vacant possession will be given on completion.

### OUTGOINGS

None.

### SPORTING AND MINERAL RIGHTS

No sporting or mineral rights are included in the sale.

### TIMBER

The timber rights are included in so far as they are owned by the vendors.

### EASEMENTS, RIGHTS OF WAY AND COVENANTS

The property is sold subject to and with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

In particular, the purchaser(s) will be granted a right of way at all times and for all purposes over the private drive as shown coloured yellow on the site plan. The purchaser(s) will be required to contribute 50% towards the costs of maintaining the drive.

## RESTRICTIVE COVENANT

The property will be sold subject to a Covenant restricting no more than 2 residential properties to be on the site.

## DISPUTES

Should any dispute arise between the vendors and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be final and binding upon all parties.

## PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and all boundaries.

## VIEWING

Accompanied viewings will take place on the following dates:

Thursday 13th April 2017: 10.00am to 12 noon.

Friday 21st April 2017: 12 noon to 2.00pm.

Wednesday 26th April 2017: 3.00pm to 5.00pm.

## AUTHORITIES

Breckland District Council: 01362 656870

Anglian Water: 03457 919155

## HEALTH & SAFETY

Due to the nature of the site no children are permitted. Viewing is at your own risk and please take extra care and be vigilant when

inspecting the site. For the avoidance of doubt the vendors or the Agent accept no liability.

## DIRECTIONS

From Norwich take the A1067 road towards Fakenham. Continue through Lenwade and carry on towards Bawdeswell. Turn left onto the B1145 signposted for Kings' Lynn and Billingford. Continue along this road for 3.5 miles until reaching the cross roads with the B1110 Holt Road. Turn right onto the Holt Road and head north for approximately 1.0 mile passing through North Elmham. Turn left by the old village pound onto Great Heath Road signposted for Gateley. Continue along Great Heath Road for 400 yards and the property will be found on the right hand side as indicated by the For Sale sign.

## VAT

Should any sale of the property or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

## IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

## FLOOR PLAN



