



The Old Bakery, Old Post Office Street, Shipdham

Thetford



Guide Price £450,000
Minors & Brady

The Old Bakery, Old Post Office Street

Shipdham, Thetford

Guide Price £450,000-£500,000. Imagine waking each morning in a home steeped in history, where original bakery ovens and inglenook fireplaces offer warmth and charm at every turn. Gather effortlessly in the expansive open-plan kitchen and dining space, spilling out into a sunlit garden room with views over a private, beautifully walled southwest-facing garden. Entertain friends beneath pergolas and on paved terraces, enjoying peaceful alfresco evenings surrounded by lush greenery and timeless craftsmanship. Upstairs, spacious bedrooms provide calm retreats with thoughtful storage and flexible layouts tailored to your family's needs. Outside, generous parking and secure gated access add ease and convenience to daily living. This is a rare opportunity to embrace a lifestyle where character meets comfort, all within a vibrant village setting close to thriving market towns.

- Guide Price £450,000-£500,000
- Over 2,500 sq ft of versatile living space, ideal for growing families or those who love to entertain
- Historic origins dating back to the 1700s, originally serving as the village bakery
- Multiple inviting reception rooms, including a dining room, sitting room, and a snug with original bakery ovens, all featuring traditional inglenook fireplaces and wood-burning stoves
- Spacious open-plan kitchen and dining area, perfect for modern living and socialising, complemented by a generous pantry and utility room
- Beautifully landscaped, southwest-facing garden redesigned by the current owners, offering exceptional privacy with 11-foot flint walls and 18-foot clay lump brick boundaries
- Four to five generously proportioned double bedrooms upstairs, including a principal bedroom with a vaulted ceiling, exposed beams and a dressing room (potential fifth





M&B

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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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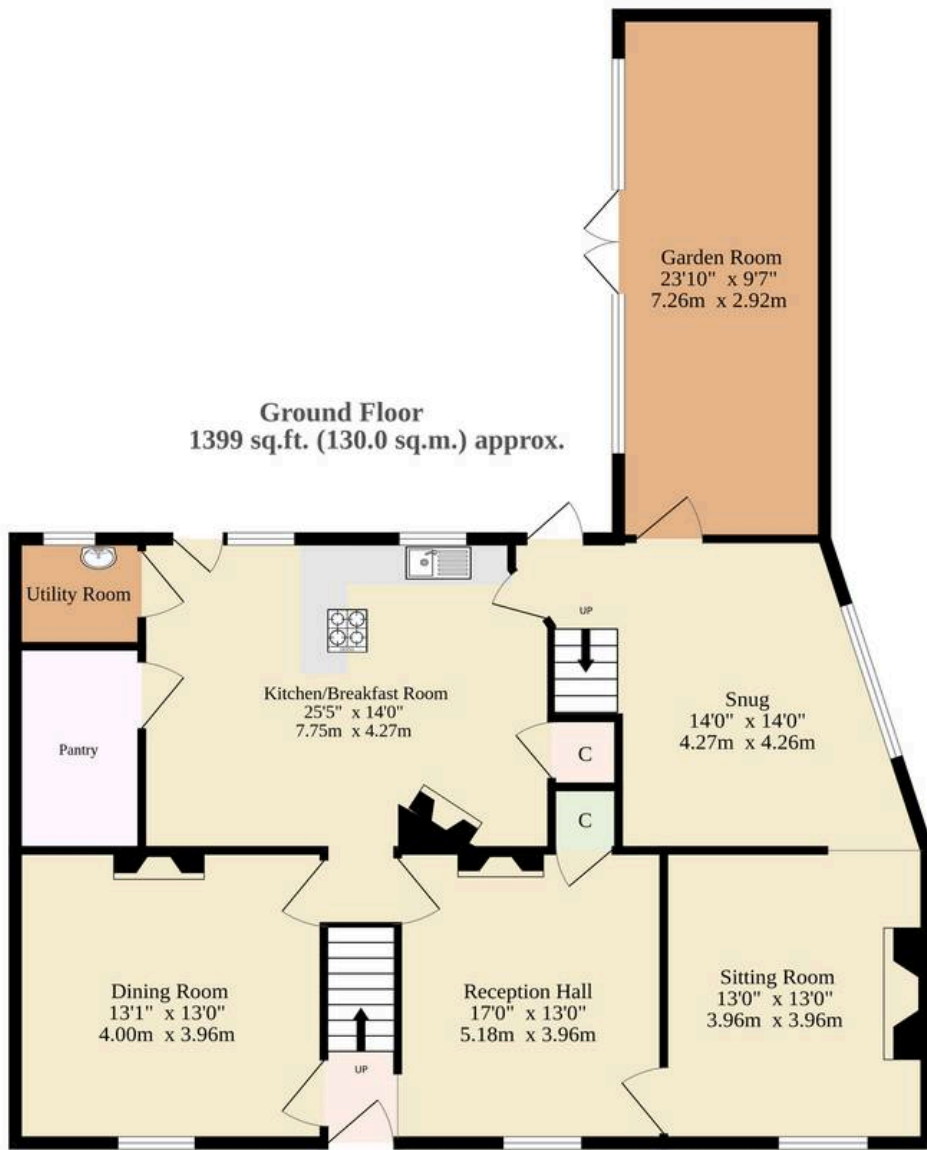
The Location

Set in the heart of Norfolk, the vibrant village of Shipdham offers a blend of rich history and modern community living. Far from being just a lengthy village, Shipdham boasts a captivating past, including its significant role as home to the USAAF 44th Bomber Group during World War II. Today, this aviation heritage is proudly preserved by the Shipdham Aero Club and museum, offering a unique glimpse into its storied past. As a designated Conservation Area, the village maintains its picturesque character, blending charming period properties with thoughtfully designed new homes that harmonise with the surrounding Breckland landscape.

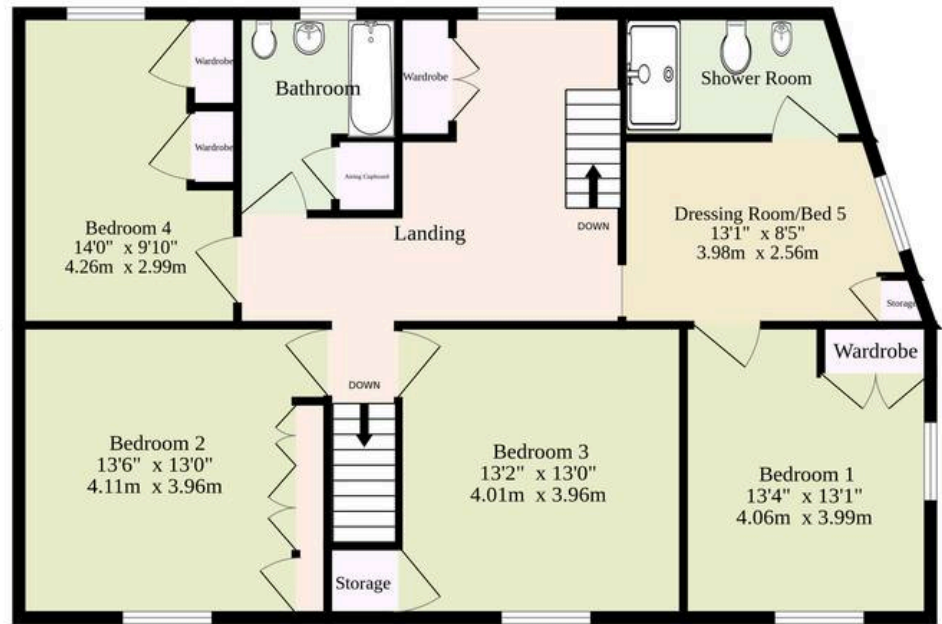
Shipdham isn't just about history; it's a thriving community with a strong sense of belonging. Residents enjoy a host of local conveniences, including a GP surgery, Post Office, nursery and primary school, local shops, and a welcoming pub. These amenities foster a friendly environment, catering to families and individuals alike.



Ground Floor
1399 sq.ft. (130.0 sq.m.) approx.



1st Floor
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 2576 sq.ft. (239.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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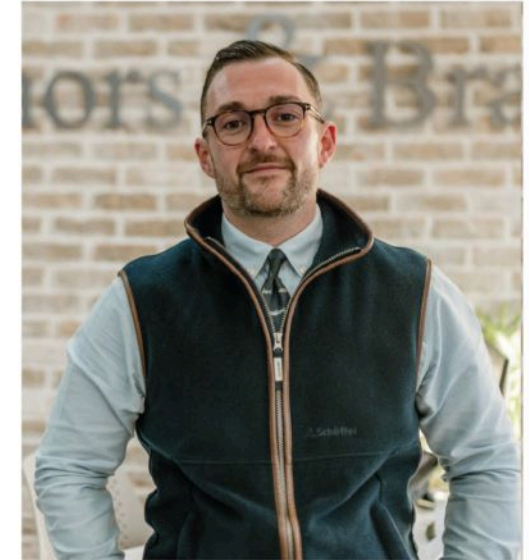
Dreaming of this home? Let's make it a *reality*



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Meet *Curtis*
Listings Director

Minors & Brady

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