



Church Farm Bintree Road, Billingford

Dereham



Minors & Brady

Church Farm offers an immersive country lifestyle where history, nature and everyday living are woven together with a quiet, unforced harmony in one remarkable setting. Hidden behind a long driveway, the farmhouse enjoys a sense of seclusion rarely found within a village, with the church as a timeless and picturesque neighbour. The grounds feel almost parkland in nature, carefully tended yet wonderfully alive, offering changing seasonal views, wildlife encounters and spaces to grow. From sunrise to sunset, the connection between the house and its land is constant, with outlooks that frame greenery, water and sky in equal measure. Inside, the home retains an honesty and warmth that only centuries of living can create, where every beam, curve and fireplace tells a story. Flexible reception spaces allow the house to adapt to modern life, whether working from home, entertaining or simply enjoying quieter moments. The balance of heritage and freedom is a rare one, with the charm of a farmhouse shaped by both 16th- and 18th-century origins combined with the reassurance of being unlisted.

- A characterful former farmhouse offering the charm and architectural heritage of a 16th/18th-century home with the flexibility of being unlisted
- Approximately 1,500 sq ft of flexible accommodation arranged over two floors, well suited to both family life and home working
- Set within around three acres (stms) of beautifully maintained grounds, including sweeping lawns, mature trees, vegetable plots and a large wildlife pond
- Approached via a long driveway providing a strong sense of seclusion and extensive off-road parking
- Peaceful village position in Billingford with open outlooks across the land and the church as a picturesque neighbouring landmark
- A wealth of original features throughout, including exposed beams, natural wall curvature, traditional doors and multiple character fireplaces

M&B





M&B

Church Farm Bintree Road

Billingford, Dereham

The Location

Set within the picturesque village of Billingford, this piece of land enjoys a particularly appealing rural position amid the open and unspoilt landscapes of the Norfolk countryside. The surrounding scenery is defined by wide skies, gently rolling farmland, and quiet country lanes, creating a tranquil environment with a strong sense of space and connection to nature.

The absence of heavy development in the immediate area enhances the peaceful atmosphere, making it an ideal setting for those who value privacy and countryside living.

Despite its serene setting, the location is notably well placed for accessibility. The nearby A1067 provides clear and straightforward routes to Norwich, Fakenham, and Dereham, allowing residents to enjoy rural living without feeling isolated. Billingford itself is a traditional and close-knit village, offering a welcoming community spirit, while a wider range of amenities, including shops, schools, and local services, can be found in the neighbouring villages of Lenwade and Reepham.

The area is particularly well suited to outdoor enthusiasts, with a network of public footpaths, countryside walks, and nearby nature reserves, as well as a wealth of historic villages and landmarks to explore.

Altogether, this location offers a balanced lifestyle, combining the calm and beauty of the countryside with the convenience of nearby amenities and transport links, making it a truly attractive place to enjoy rural Norfolk.



M&B

Church Farm Bintree Road

Billingford, Dereham

Church Farm, Bintree Road, Billingford

Set gently within the village of Billingford, Church Farm is a beautifully detached former farmhouse with origins spanning the 16th and 18th centuries, offering an increasingly rare opportunity to enjoy a truly authentic country lifestyle.

Approached via a long, sweeping driveway that provides extensive off-road parking, the property immediately impresses with its grand stance.

The light-rendered façade and traditional terracotta pantiled roof sit comfortably within the rural setting, framing a farmhouse of over 1,500 sq ft that feels both substantial and welcoming. Importantly, the home is not listed, allowing future owners a degree of flexibility while still enjoying its rich heritage and character.

The grounds are nothing short of exceptional. Extending to approximately three acres (stms), the land has been clearly loved and carefully maintained, with neatly cut lawns that form visible patterns when viewed from above, a testament to the care taken throughout. Mature trees, established landscaping, vegetable patches and a large wildlife-rich pond create an ever-changing natural backdrop, attracting birds and wildlife year-round. With open church views and the sense that the church itself is one of your nearest neighbours, the setting feels peaceful, private and deeply connected to its surroundings.



M&B

Church Farm Bintree Road

Billingford, Dereham

This is a home perfectly suited to those who value the outdoors, nature and space in equal measure.

The farmhouse offers two points of entry on the ground floor, one directly into the sitting room and the other via the utility room, adding practicality to everyday living. Inside, the accommodation flows across a trio of reception spaces, each with its own distinct atmosphere. A dedicated study features French doors opening out to the gardens, making it an inspiring place to work from home or enjoy hobbies while overlooking the grounds.

The dining room, with its elegant bay window and feature fireplace complete with wooden mantle and brick detailing, provides a more formal setting yet remains adaptable to suit changing needs.

At the heart of the home is the sitting room, a wonderfully cosy space defined by an overhead beam and an impressive inglenook fireplace housing a log burner with brick surround. This room captures the soul of the farmhouse, offering warmth and character in abundance.

The kitchen dining room continues this theme, merging classic charm with everyday functionality. Exposed beams, traditional cabinetry, wooden worktops and a Belfast sink reinforce the heritage feel, while what appears to have once been a fireplace nook now forms the perfect setting for a substantial cooker. French doors lead out to the rear gardens, enhancing the connection between house and land.



M&B

Church Farm Bintree Road

Billingford, Dereham

A ground-floor WC, boiler cupboard and adjoining utility room complete the practical elements of the layout.

Upstairs, the sense of authenticity continues. There are three bedrooms, each displaying natural curvature, original wooden doors and individual character that speaks to the age of the building. The standout feature of the first floor is the newer extension that houses the principal family bathroom. This beautifully designed four-piece suite includes a freestanding copper-style bath, WC, basin and a large walk-in shower, all bathed in natural light from its dual-aspect windows.

It is a space that feels both luxurious and entirely in keeping with the home's historic roots. Church Farm is a truly special property, a home where original features such as exposed beams and fireplaces sit comfortably alongside thoughtful additions.

With motivated vendors, a stunning plot, exceptional grounds and a farmhouse that offers warmth, charm and flexibility, this is a dreamy family home and a rare chance to own a piece of Billingford's rural heritage.

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and alternative drainage.

Farmer to the field of northern boundary has access.



M&B

Ground Floor
859 sq.ft. (79.8 sq.m.) approx.

1st Floor
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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.
Made with Metropix ©2025

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



Meet *Callum*
Senior Property Consultant



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk