



Willow Farm Silfield Road, Silfield
Wymondham

Guide £775,000 - £800,000
 Minors & Brady

What if your next home offered complete privacy, space to breathe and the freedom to shape your lifestyle around it? Tucked discreetly within just under an acre of mature grounds (STMS), this refined farmhouse enjoys a truly secluded setting, framed by sweeping lawns, tranquil ponds and thoughtfully cultivated garden spaces. A substantial collection of outbuildings, alongside a double garage, creates exceptional scope for bespoke workspaces, leisure pursuits or future adaptation, setting the property apart as something genuinely special. Inside, the accommodation is generous and versatile, designed to support elegant family living, home working or multi-generational use with ease. Far-reaching countryside views and a favourable south-east aspect enhance the sense of light and calm throughout the day. Despite its peaceful, rural feel, a pleasant walk leads into town, offering the best of both worlds. This is a home that delivers understated exclusivity, where privacy, potential and lifestyle come together seamlessly.

- Set well back from the road in a private countryside position, offering a peaceful sense of seclusion while remaining within walking distance of the town
- Just under an acre of mature, beautifully arranged grounds, providing privacy and an ever-changing natural backdrop throughout the seasons
- Over 4,000 sq ft of combined space including the house, double garage and extensive outbuildings, delivering a scale and flexibility rarely found
- A substantial range of outbuildings ideal for workshops, hobbies, storage or potential annexe accommodation, subject to the necessary consents
- Generous and adaptable internal layout with multiple reception rooms, perfectly suited to modern family life, home working or multi-generational living
- Attached brick-built double garage with internal access, seamlessly connecting the main house to the outbuildings for everyday practicality





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Willow Farm Silfield Road

Silfield, Wymondham

Silfield: A Peaceful Norfolk Village Offering the Best of Country and Town Life

Silfield is an established and highly sought-after village in South Norfolk, valued for its gently rural character, attractive surroundings and welcoming community. Set amidst open countryside, the village offers a calm and unspoilt environment, where quiet lanes, farmland and green spaces create a sense of privacy and escape from busier life.

Despite its peaceful setting, Silfield remains exceptionally well positioned, lying just over two miles from the historic market town of Wymondham, allowing residents to enjoy the best of village living without isolation.

Wymondham provides an extensive and well-balanced range of amenities, including supermarkets, independent shops, cafés, restaurants, public houses and leisure facilities, as well as healthcare services and schooling for all age groups.

The area is particularly popular with families due to its proximity to Wymondham College, one of the region's most highly regarded state schools, which sits within the local catchment (subject to approval). Regular rail services from Wymondham offer convenient connections to Norwich, Cambridge and London, while the nearby A11 provides swift road access across Norfolk and beyond.

Combining a refined countryside atmosphere with everyday practicality, Silfield offers an appealing lifestyle that feels both exclusive and grounded, making it an ideal location for a quality home in a well-connected yet tranquil village setting.



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Willow Farm – Over 4,000 Sq Ft of Versatile

Accommodation in a Private Countryside Setting

Set discreetly back from the road and enveloped by its own mature grounds, this substantial detached farmhouse occupies a wonderfully private position within a plot approaching an acre (STMS). The setting is both peaceful and picturesque, with open countryside views stretching across surrounding fields, while the rare advantage of a gentle walk into town ensures rural seclusion is balanced with everyday convenience.

The outdoor space is a defining feature of the property, offering a sense of scale, maturity and versatility that is increasingly difficult to find. Accessed via a private driveway (with neighbouring right of way), the approach opens into extensive off-road parking and turning areas, comfortably accommodating several vehicles. Once within the plot, the property feels entirely secluded, benefitting from a non-overlooked aspect and established boundaries of trees, hedging and planting that provide year-round privacy.

The gardens are beautifully arranged and thoughtfully maintained, laid predominantly to lawn with a variety of mature trees and well-stocked borders.



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Two ponds add character and visual interest, while raised vegetable beds and a chicken enclosure offer scope for a semi-self-sufficient lifestyle. A paved terrace positioned to the front of the house provides an inviting space for outdoor dining and entertaining, enjoying the south-east facing aspect and open outlook across the grounds.

Complementing the main house is an exceptional range of outbuildings which, together with the house itself, amount to over 4,000 sq ft of internal space.

A brick-built double garage with solar panels is attached to the house and benefits from internal access. Beyond this lies a substantial collection of workshops and storage buildings, offering remarkable flexibility. These spaces are ideal for a wide variety of uses including hobbies, home-based business activities, storage, or potential annexe accommodation, subject to the necessary consents. The scale, layout and separation of these buildings make them particularly attractive for those seeking multi-generational living or adaptable workspace without compromising the main residence.



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The house itself provides spacious and versatile accommodation, well suited to modern family life. A central hallway creates a natural flow through the ground floor, leading to a generous lounge with an adjoining dining area, ideal for both everyday living and entertaining. Additional reception rooms, including a study and a further office or reception room, offer excellent flexibility for home working or family needs.

The farmhouse-style kitchen/breakfast room sits to the rear of the house, enjoying views over the garden and supported by a utility room, boot room and downstairs cloakroom.

On the first floor, four well-proportioned bedrooms are arranged around a family bathroom, with the principal bedroom benefiting from its own ensuite shower room. The accommodation is light, well balanced and adaptable, offering scope for personalisation or enhancement over time.

Overall, this is a rare opportunity to acquire a private and characterful farmhouse set within generous grounds, offering outstanding outdoor space and an extensive range of outbuildings. With its approaching acre plot, over 4,000 sq ft of combined accommodation, and excellent flexibility for family living, home working or extended family arrangements, the property presents a unique lifestyle offering in a tranquil countryside setting with convenient access to town amenities.

A Word From The Agent

Sold Freehold

Connected to oil-fired heating, mains water electricity and cesspit/treatment plant.



Ground Floor
4231 sq.ft. (393.1 sq.m.) approx.

1st Floor
709 sq.ft. (65.9 sq.m.) approx.



Including All Outbuildings

TOTAL FLOOR AREA : 4940 sq.ft. (458.9 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.
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Dreaming of this home? Let's make it a *reality*



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Minors & Brady

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