



Wood Farm, North Pickenham Road, Swaffham

Minors & Brady



Wood Farm North Pickenham Road

Swaffham

Wood Farm is a magnificent Grade II Listed farmhouse that has stood proudly in the Norfolk countryside since 1632. Occupying a wonderfully private setting on the edge of the thriving market town of Swaffham, this distinguished residence combines centuries of architectural heritage with the scale, versatility and comfort required for modern family living. Having remained in the same family for more than sixty years, the property offers a rare opportunity to acquire a landmark country home of remarkable character, featuring elegant reception rooms, a quintessential farmhouse kitchen, four generous bedrooms, extensive attic space with future potential, traditional outbuildings and enchanting gardens that are a true gardener's dream. Surrounded by open countryside yet within easy reach of everyday amenities, Wood Farm presents an exceptional lifestyle opportunity where history, privacy and rural charm exist in perfect harmony.



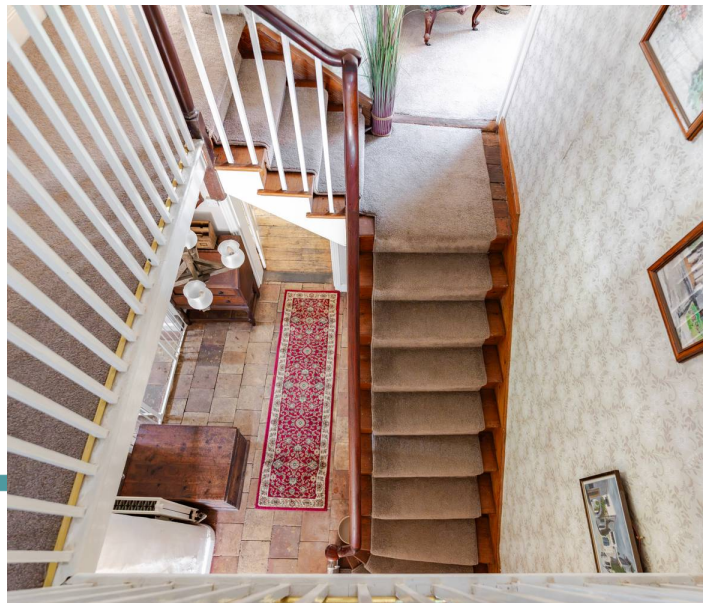
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- Magnificent Grade II Listed farmhouse dating from 1632, rich in period character and architectural heritage
- Private rural setting on the edge of Swaffham, enjoying far-reaching views across the surrounding countryside
- Established grounds extending to approximately 1.7 acres (stms), thoughtfully arranged for both recreation and horticultural pursuits
- Elegant reception accommodation with a collection of generously proportioned rooms centred around original fireplaces and period detailing
- Traditional farmhouse kitchen featuring extensive timber cabinetry, original wooden floorboards and a characterful wood-burning stove
- Four well-appointed first-floor bedrooms, including a principal suite with a spacious en-suite bathroom
- Modern four-piece en-suite and a family bathroom, carefully balanced with the home's historic charm
- Extensive attic space offering exceptional scope for further accommodation, subject to the necessary consents
- Collection of traditional outbuildings, including a former building with lapsed consent for conversion to a self-contained annexe
- Established gardens, orchard and productive vegetable plots, creating a gardener's dream with endless opportunities for outdoor enjoyment and country living





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Situated along the northern approach to the historic market town of Swaffham, North Pickenham Road enjoys a highly convenient position that combines easy access to everyday amenities with the open countryside that makes this part of Norfolk so appealing. The location strikes an attractive balance between town and country, offering residents a sense of space while remaining within easy reach of local services, schools and leisure facilities.

Swaffham is one of Norfolk's most established market towns, renowned for its Georgian architecture, traditional market square and strong sense of community. The town offers an excellent range of independent shops, supermarkets, cafés, restaurants and healthcare facilities, together with both primary and secondary schooling, making it particularly attractive to families, professionals and retirees.

The surrounding landscape is characterised by rolling farmland, quiet country lanes and a wealth of walking and cycling routes, providing excellent opportunities to enjoy Norfolk's rural beauty throughout the year. The area is also well regarded for its equestrian pursuits and outdoor lifestyle, with numerous riding routes, paddocks and country estates found across the wider Breckland and West Norfolk countryside.



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Despite its rural character, Swaffham benefits from excellent connectivity. The A47 provides direct links to King's Lynn, Norwich and the wider road network, making the town a practical choice for commuters and those travelling further afield. Norwich offers extensive shopping, cultural and educational facilities, while King's Lynn provides mainline rail connections to Cambridge and London.

The nearby Norfolk Coast, an Area of Outstanding Natural Beauty, is within comfortable reach and offers some of the country's most celebrated beaches, nature reserves and coastal walks. Together with the beautiful countryside surrounding Swaffham, this provides an exceptional setting for those who enjoy outdoor recreation and a relaxed pace of life.

Wood Farm, North Pickenham Road

Steeped in history and occupying an enviable position on the rural fringes of Swaffham, Wood Farm is an exceptional Grade II Listed farmhouse dating back to 1632. Set within beautifully established grounds and approached via a sweeping carriage-style driveway, the property offers a rare combination of timeless character, remarkable scale and complete tranquillity, all within easy reach of the amenities of this thriving Norfolk market town.

Having remained in the same family for more than six decades, Wood Farm presents an extraordinary opportunity to become the custodian of a distinguished country residence that has evolved gracefully over the centuries. Rich in period character, the house retains an abundance of original architectural features, complemented by generous proportions and an adaptable layout suited to modern family life.

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The sense of arrival is immediate. Beyond the tree-lined approach, the farmhouse sits proudly within its mature grounds, surrounded by open countryside and established planting that creates an atmosphere of privacy and seclusion. An original staircase, worn gently by centuries of use, rises through the heart of the home and serves as a reminder of the property's rich heritage.

A welcoming reception hall introduces a series of grand reception rooms, each offering its own distinct character. Exposed floorboards, traditional fireplaces and views across the gardens combine to create interiors that feel both substantial and inviting.

The principal sitting room and cosy snug provide refined spaces in which to relax, while the farmhouse-style kitchen forms the true heart of the home. Fitted with a comprehensive range of timber cabinetry and complemented by original wooden floorboards, this wonderfully authentic space balances practicality with character. At its centre, a wood-burning stove provides a warm focal point, naturally encouraging family and friends to gather, whether for everyday living or larger occasions. The generous proportions allow ample space for informal dining and entertaining, creating an inviting setting for modern country life.



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The property's versatility is one of its defining features. Beyond the principal living spaces are a second kitchen, utility areas and former dairy rooms, offering exciting possibilities for multi-generational living, guest accommodation, home working or further enhancement, subject to the necessary consents. A cellar adds further practicality and character, while the extensive attic space above presents significant scope for additional accommodation, creating an opportunity to unlock even greater potential within this remarkable home.

The first floor is centred around a spacious landing and offers four beautifully proportioned bedrooms, all enjoying delightful outlooks across the surrounding gardens and countryside. The principal bedroom benefits from a particularly impressive en-suite bathroom, generously sized for a property of this era and fitted with a contemporary four-piece suite. Thoughtfully updated while remaining sympathetic to the farmhouse's heritage, the room retains its original traditional feature fireplace, resulting in a space that feels both luxurious and full of character. The remaining bedrooms are served by an equally well-appointed family bathroom, also featuring a modern four-piece suite that combines comfort with timeless appeal.



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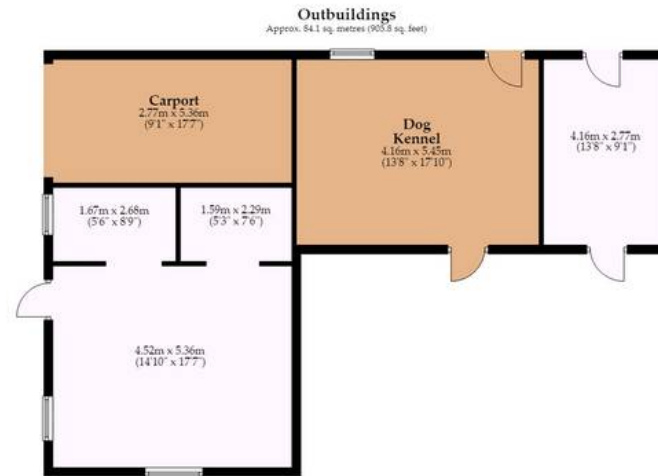
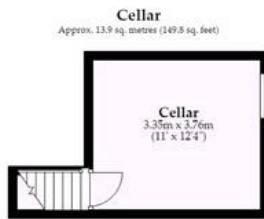
Outside, the grounds are every bit as impressive as the house itself. Extending across approximately 1.7 acres (stms), the gardens have been lovingly cultivated over many years and are a true gardener's dream. Mature trees, expansive lawns, an orchard and productive vegetable gardens create a landscape of beauty and abundance, while providing endless opportunities for outdoor activities, recreation and enjoyment throughout the seasons. Whether hosting summer gatherings, cultivating kitchen gardens, creating wildlife habitats or simply enjoying the tranquillity of the countryside, the grounds offer exceptional versatility and space.

A collection of traditional outbuildings further enhances the estate, currently serving a range of practical purposes including storage and kennelling. One building previously benefited from planning consent for conversion into an annexe, presenting an attractive opportunity for future owners seeking additional accommodation, guest quarters or a separate workspace.

Positioned just beyond the town yet surrounded by rolling countryside, Wood Farm enjoys the best of both worlds. The property offers the romance and architectural heritage of a historic Norfolk farmhouse, combined with substantial accommodation, remarkable privacy and significant future potential. Rarely do homes of such provenance, scale and setting become available. Wood Farm represents a unique opportunity to acquire a landmark country residence and create a lasting legacy for generations to come.

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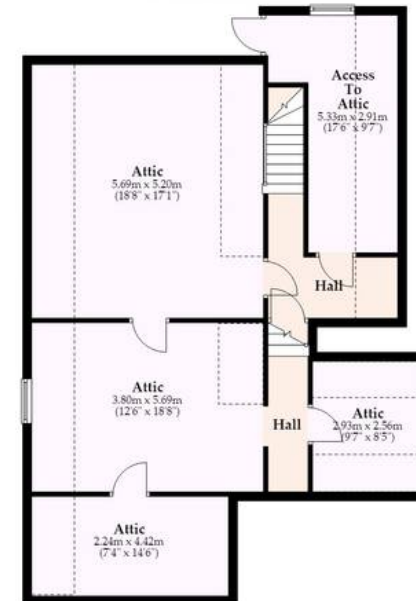
Ground Floor
Approx. 365.3 sq. metres (3977.1 sq. feet)



First Floor
Approx. 147.0 sq. metres (1582.0 sq. feet)



Attic
Approx. 93.1 sq. metres (1002.5 sq. feet)



Workshop
Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 553.1 sq. metres (5953.7 sq. feet)

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.
Plan produced using PlanUp.

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