



Farthingwood Cottage Low Road, North Tuddenham

In Excess of £525,000

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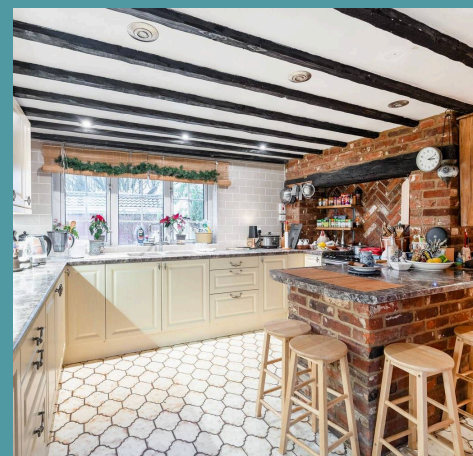
North Tuddenham, Dereham

Cleverly brought together, this four-bedroom Victorian cottage, originally two separate properties, now stands as a grand, open-concept family home spanning over 4,000 sqft and brimming with charm and character. Set within a generous 1.5-acre plot, the property offers an abundance of privacy, with its own private woodland, ensuring a tranquil and secluded setting. The house retains an impressive array of characterful features, seamlessly blending original elements with modern-day comforts, providing a perfect balance of history and contemporary living. A defining feature of the property is the indoor heated pool, offering an indulgent and private space for enjoyment, with the added benefit of potential rental income.

The Location

Situated in the sought after village of North Tuddenham, this property benefits by being situated in a rural environment with walking routes and fields surrounding. The property is within walking distance to a local pub, 3 miles from Mattishall, under 5 miles to the town of Dereham, and 13 miles from the city of Norwich.

Dereham benefits from all amenities, including shops, supermarkets, schools for all ages, doctor's surgeries, pharmacies and post office. North Tuddenham has a lovely Church, and is being easily accessible public transport to surrounding towns and villages.





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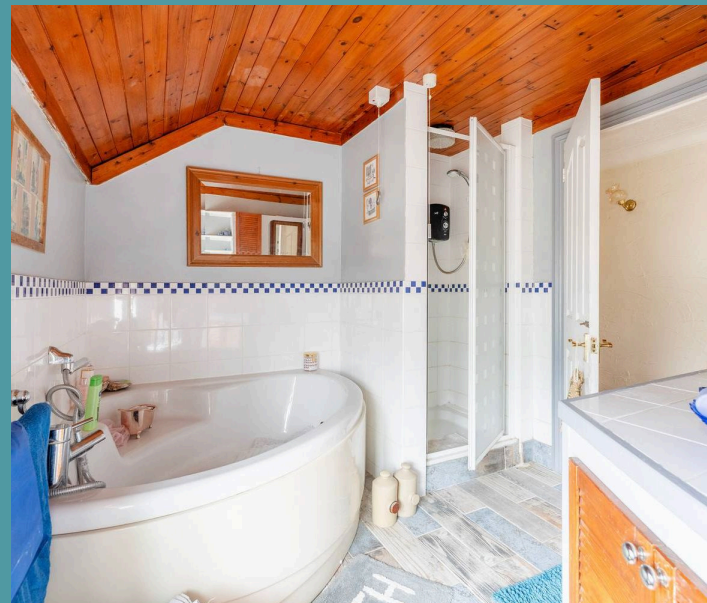
North Tuddenham, Dereham

Low Road, North Tuddenham

Inside, the home is designed with versatility in mind. A collection of reception rooms provides ample space for both relaxation and entertaining.

The sitting and dining rooms are positioned adjacent to one another, connected by small openings, giving an open-plan feel while still maintaining a sense of separation. The cosy inglenook fireplace adds a touch of warmth to the space, while two sunrooms offer plenty of natural light and are perfect for quiet moments or family gatherings. With additional office spaces on both ground and upper floors, this home is ideal for those who work remotely.

The kitchen with exposed brick accents and beams that pay homage to the property's history. It's spacious, with ample storage options, making it a perfect spot for those who love to cook. Upstairs, the four generously sized bedrooms ensure ample space for family living. One of the bedrooms features an ensuite with a two-piece suite, while a separate four-piece family bathroom and an additional WC offer plenty of convenience for a busy household.





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A standout feature of this property is its stunning grounds, with a south-facing aspect that guarantees sunshine throughout the day. The outdoor space includes a sun patio and is beautifully quiet and non-overlooked, offering an ideal space for outdoor entertaining or relaxation. The indoor swimming pool, currently covered and heated, along with the hot tub and changing room.

This feature not only enhances the property's appeal for personal enjoyment but also presents an exciting rental opportunity. Many properties in Norfolk have capitalised on this unique offering, renting out the pool and facilities to the public, which can generate additional income. Alternatively, for those who prefer to keep it all to themselves, the pool area is a perfect space to unwind and enjoy in privacy. To complete the package, the large double garage, private gated driveway, and ample parking ensure both convenience and seclusion, making it an incredibly versatile and desirable property.

Agents Note

Sold Freehold

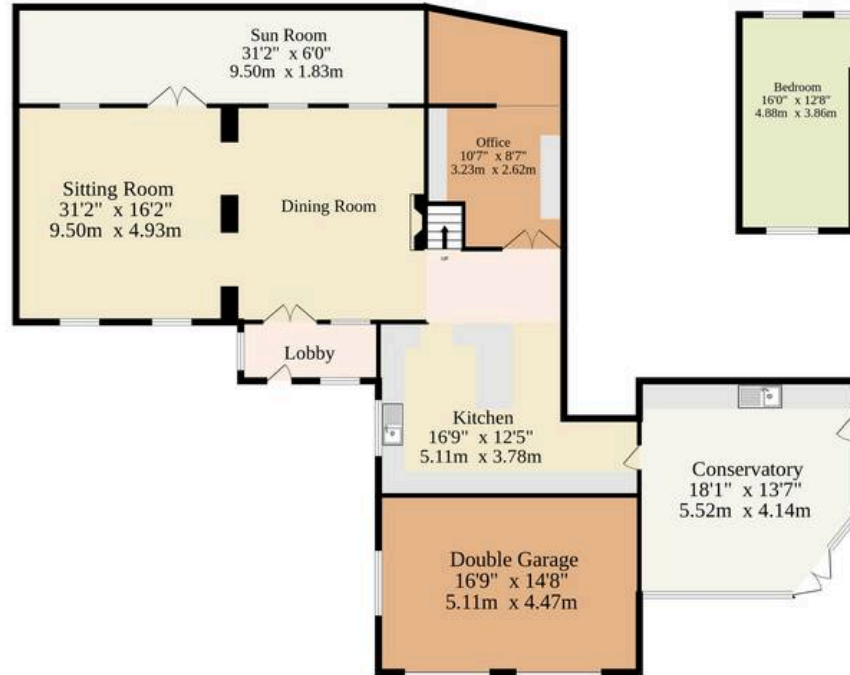
Connected to oil-fired heating/wood burner, mains water and electricity and septic tank drainage.



Swimming Pool
1001 sq.ft. (93.0 sq.m.) approx.



Ground Floor
1632 sq.ft. (151.6 sq.m.) approx.



Including Swimming Pool

TOTAL FLOOR AREA : 4242 sq.ft. (394.1 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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1st Floor
1609 sq.ft. (149.5 sq.m.) approx.

