



Charming farmhouse set in 3 acres

**Quaker Farm, Bunwell**

Freehold

**savills**

Distances • Norwich 14 miles • Diss 9 miles • Wymondham 7 miles

#### Property

Quaker Farm is a wonderfully positioned farmhouse, enjoying a peaceful and elevated setting looking out over undulating farmland. Grade II listed with lovely character, the property includes outbuildings, mature gardens, woodland and a delightful meadow, and is complete with a cold war bunker which makes for a unique feature that could be utilised in many ways.

Dating back to the 17th century, with later additions, including converting and linking former outbuildings, which has created fantastic open plan living to add to the more conventional layout of the main house. The entrance to the house is immediately welcoming, with views straight through to the gardens, pond, meadow and valley beyond. The principal rooms on the ground floor include a large sitting room, with vaulted ceiling, wood burner and door out to the gardens; this leads through to an equally spacious family room, with direct garden access. A central farmhouse kitchen, complete with Rayburn and pantry, provides the ideal focal point for the house, leading through to the double aspect drawing room with woodburner and dining room with open fireplace. Further rooms include a useful utility,

cloakroom with shower and a triple aspect study with French doors to the gardens.

Two staircases lead to the first floor, with a principal bedroom with en-suite bathroom and a further two double bedrooms and family bathroom. There are a further two bedrooms on the second floor together with a bathroom.

The house enjoys plenty of natural light throughout.

#### Gardens and grounds

Quaker Farm is approached via a gravelled in and out drive to the north of the house, with parking for many cars. A second driveway provides access to the outbuildings and further parking.

The gardens and grounds compliment the house with plenty of points of interest and are well maintained. The formal garden is immediately to the south of the house, with a delightful terraced area ideal for outside dining and with fine views over the pond and meadow beyond. This enclosed area is laid to lawn, with well stocked herbaceous borders, shrubs and lavender bed, with a Wendy House at one end. To the east is an area of woodland, within which is the cold war bunker, installed in the late 1960's, and which is essentially a grass mound with a door, into a room of approx. 30" x 7'5".





To the south of the main lawn is a wildlife pond, beyond which is a substantial meadow opening out to farmland beyond. The meadow provides a hay crop each year, with pathways mown to access the boundary providing a lovely walk and view back to the house.

To the east of the house are the outbuildings. There is a traditionally built woodstore and storage area which is adjoined to the house and could be utilised in many different ways such as home office or further accommodation to the house, subject to the necessary planning consents. A general purpose agricultural barn 52" x 32" provides excellent storage space, garaging or could be converted to stabling or a livestock barn.

#### **Situation**

Quaker Farm is situated in a rural position to the south of the village of Bunwell. The village is well served with a village store, primary school and post office. The market town of Wymondham, 7 miles, has a weekly market, shopping and banking facilities, Waitrose supermarket and a railway station with services to Norwich and Cambridge. The town has well regarded education at both the high school and Wymondham College to the west of the town. To the south of the farm is the market town of Diss, approximately 9 miles, providing further facilities and amenities including a mainline rail service to London, Liverpool Street with an approximate journey time of 1 hour and 20 minutes.

Norwich, the Cathedral City and

regional centre of East Anglia is approximately 14 miles to the north with excellent private schools and thriving retail, business and cultural sectors.

The house is also within convenient reach of the A140 and the A11, the major trunk roads from Norwich to Ipswich and Cambridge.

#### **Directions**

The post code for the property is NR16 1TG. What3words code; porridge.swooned.optimally

#### **Local Authority**

South Norfolk District Council.  
Council Tax Band – F

#### **Agents Note**

The current owners have full residential planning consent for the neighbouring barn.

#### **Services**

Mains water and electricity.  
Private drainage and oil fired central heating.

#### **Fixtures and Fittings**

Fixtures and fittings including fitted carpets, curtains, blinds and wall lights are included in the sale.

#### **Viewings**

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

NB: Floor plans prepared by ehouse are for guidance only. Savills do not accept any responsibility for their accuracy.

## Quaker Farm, Bunwell

**Main House gross internal area = 3,001 sq ft / 279 sq m**  
**Wood Store gross internal area = 301 sq ft / 28 sq m**  
**Outbuilding gross internal area = 1,866 sq ft / 173 sq m**  
**Total gross internal area = 5,168 sq ft / 480 sq m**

Norwich  
**01603 229229**



savills.co.uk



For identification only. Not to scale. © 20210615

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Paper from well-managed forests  
FSC® C007990

