



**TOTAL APPROX. FLOOR AREA 2682 SQ.FT. (267.8 SQ.M.)**  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 Metronix 02018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Halvergate | NR13  
Guide Price £650,000

abbotFox Bespoke presents Dawdys Farmhouse, a charming property that dates back to the 18th Century with a wealth of original features, including inglenook fireplaces, original beams and pamment tile floors.

Accommodation briefly comprises; sitting room, drawing room, dining room, study, kitchen breakfast room, second kitchen, utility room, garden room and ground floor shower room. The first and second floors provide a total of six/seven bedrooms, two with en-suites and a family bathroom also.

Outside, the property is neatly set back from the road, approached by a large carriage driveway and enjoys grounds of approximately 0.5 acres (stms). There is a detached double garage.

