



Tithe Barn  
Rectory Road  
Shelfanger  
IP22 2DQ

Guide Price £500,000





- 5 Bedroom barn conversion
- Lots of off road parking and useful outbuildings
- Separate office /workshop building
- Wealth of exposed beams and character features
- Large Garden



### Location

Tithe Barn is situated on the centre of the small village of Shelfanger which has excellent local primary schools in the nearby villages of Bressingham and Winfarthing. Shelfanger lies 3 miles north of Diss, a busy market town offering a wide range of facilities including schooling to sixth form level, local and national shops, sporting and social clubs including an 18 hole golf course. The mainline railway in Diss gives access to both Norwich and London Liverpool Street with a journey to London taking around 90 minutes and the cathedral city of Norwich is just over 20 miles to the north where there is an international airport. The coastal towns of Aldeburgh and Southwold are around 30 miles away and Cambridge is reached in around 75 minutes.





## Property

This charming converted barn dates back to the 1890's, combining original features with modern amenities. Nestled in the sought-after village of Shelfanger, this beautiful five bedroom family home offers spacious living both indoors and out. The property offers a spacious living room which features a wood-burning stove, radiators, and double doors to the front, while the kitchen is generous in proportion and easily houses a family dining table. It offers tiled flooring, a range cooker, and solid oak worktops. Continuing through the downstairs you will find a useful downstairs 5th bedroom, study/den, downstairs WC, utility room and rear hallway leading out to the garden. Ascending upstairs from the rear hallway you will find four bedrooms, The principle bedroom offers an abundance of space with windows to the front and side, while bedrooms two, three, and four provide cozy retreats with views to the front aspect of the property. The bathroom and shower room offer modern fixtures and fittings for added comfort. The property offers a useful attached Store measuring 4.1m x 4.4m.

## Outside

To the front of the property is mostly laid to lawn has a shingle path way leading to the double front door. There is an abundance of parking to the side and in to the rear garden. This space could be easily reconfigured to accommodate a cart lodge if you so wished.

The large rear garden again, is mostly laid to lawn with mixture of mature trees some of which bear fruit. There are many pockets of interest within the rear garden including raised vegetable beds and a caged in area previously used for chickens. At the bottom of the garden is a workshop (4.4m x 4.6m) with attached fully equipped office (3.5m x 4.5m) with wired internet and electricity.

**Agents Note:** It has come to the seller's attention that there is work required to the room which has been quoted in the region of £25,000 to £28,000. This has been reflected in the guide price.

## Services

Mains water, electricity and drainage are connected to the property. Heating is provided by an oil boiler..

## Directions

What3Words code : [///lifeboats.focus.dorms](https://www.what3words.com/#!/lifeboats.focus.dorms)

Viewing Strictly by appointment with TW Gaze.

**Ref: 2/19529**

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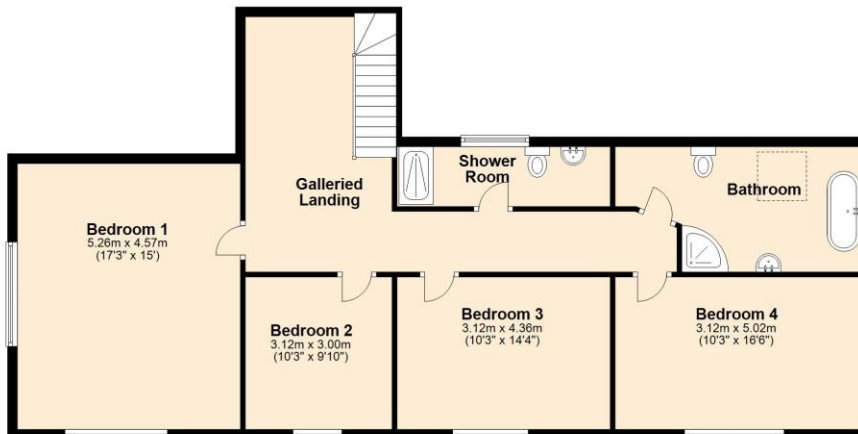
#### Ground Floor

Approx. 125.7 sq. metres (1353.2 sq. feet)



#### First Floor

Approx. 105.3 sq. metres (1133.2 sq. feet)



Total area: approx. 231.0 sq. metres (2486.4 sq. feet)

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