



Church Farmhouse

The Green | Old Buckenham | NR17 1RR

Guide Price £625,000

twgaze

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Beautifully presented four bedroom Farmhouse with generous garden and useful outbuildings set in the popular village of Old Buckenham

- Charming Detached Period Farmhouse with Original Features
- Located on Old Buckenham Green
- Four Bedrooms
- Including One on the Ground Floor
- Spacious Kitchen-Breakfast Room with a Traditional Feel
- Two Large Reception Rooms for Flexible Living
- Potential for an Annexe Conversion
- Separate Utility Pod for Practical Living

Location

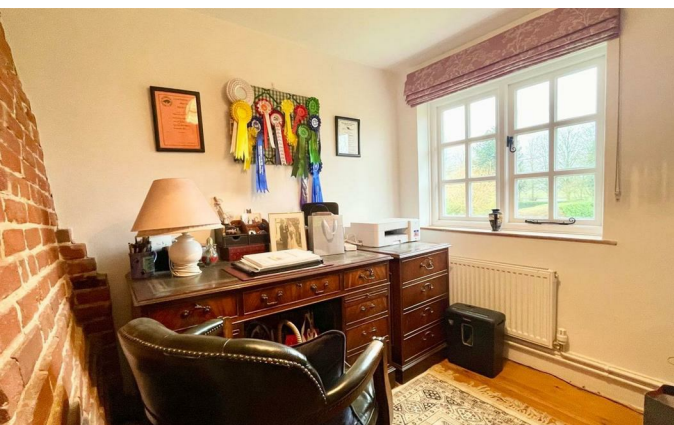
Old Buckenham is an attractive Breckland village which has a large common that creates a pretty focal point, along with being a great place for walkers to enjoy. The village hosts a couple of popular public house/restaurants (The Gamekeepers and The Ox & Plough), local convenience store and schooling facilities. Towns such as Diss and Attleborough both provide wider support, with good shopping, transport facilities. Mainline rail connections can be found at Attleborough and Diss, both of which give access to Norwich and London.

Property





Located on Old Buckenham's large village green, this property is set back along a long driveway behind a five-bar gate. The house has a double-fronted design with creamy rendered walls, glossy black pantiles, and traditional cottage-style windows. The central front door leads to a small entrance hall, though most people will likely use the newer reception hall on the other side of the house, added in a recent extension. On the ground floor, two large reception rooms—dating back to around 1750—sit on either side of a central brick chimney stack. Both feature inglenook fireplaces: the dining room has a wood burning stove, and the snug has a woodburner. Behind these rooms is a kitchen extension, and across the reception hall is a master bedroom with an en-suite shower room. This new bedroom is well-suited as a granny annexe or holiday let, as it's connected to the main house but offers privacy and independence. The property balances modern updates with its historic character. The rooms are simply decorated with fresh paint, treated wooden floors, and solid oak doors, creating a practical, uncluttered look. The kitchen was updated in 2023 with cream Shaker-style cabinets, oak countertops, and double Belfast sinks. It also features a cherry-red Rangemaster 110 stove with six gas burners, two electric ovens, and a grill. A large Velux skylight brings in natural light while regulating the temperature. There's plenty of room for a dining table, and the recently converted under stairs pantry adds valuable storage space. Upstairs, there are three bedrooms, a family bathroom, and a newly refitted shower room. The middle bedroom, currently used as a home office, is a single, while the two larger bedrooms at either end of the landing are doubles. The bathroom, positioned under the eaves, benefits from a skylight that provides plenty of natural light. Outside, a detached utility room, installed by SMART Modular Buildings, this useful pod keeps laundry out of the main house. With its own power and water supply, this separate space could also work as a home office, workshop, or studio.



Outside

At the back of the property, a south-facing terrace provides a sunny, sheltered spot that's perfect for relaxing in privacy or as a secure area for children and pets to enjoy. Not far from the house is a large workshop, offering over 500 square feet of space with electricity already connected. Adding water would be straightforward, and the building could be repurposed in a variety of ways. There is an expanse of land to the front of the property which could be secured and used as its particularly private and enclosed by a five bar gate.

Services

Mains water and electricity are connected. Oil fired central heating system, Private drainage and gas hob via Calor gas.

How to get there

What3Words: ///golf.norms.pillow

Viewing

By appointment with TW Gaze.

Council Tax band: E

Tenure: Freehold

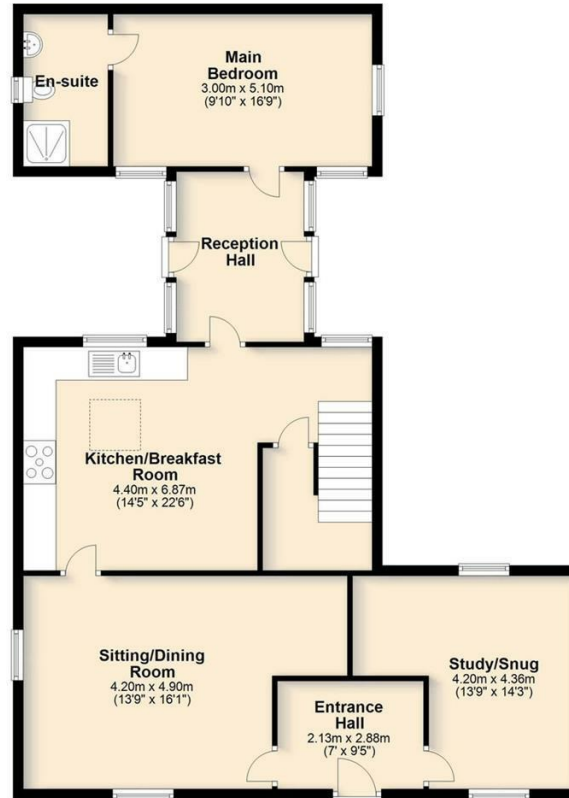
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Ground Floor

Approx. 99.7 sq. metres (1073.5 sq. feet)



First Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



Total area: approx. 161.4 sq. metres (1737.4 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

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