



Wilderness Farmhouse  
Short Green | Winfarthing | IP22 2EE  
Guide Price £800,000

twgaze



# Wilderness Short Green | Winfarthing | IP22 2EE

Unique Grade II listed 17th century farmhouse with residential development opportunity. Grounds extending to approx 1.53 ac. Historic timber barn with full planning granted for residential conversion, along with permission for separate annex. Agricultural barn also has full planning granted. Non-estate position. Farmhouse has no onward chain. Call Sales office for further information.

- Detached farmhouse set back on plot
- with 4 bedrooms
- Historic barn and agricultural building both with full planning permission granted for residential use
- Non-estate position
- Roughly 1.53 acre in total
- Farmhouse would benefit from modernisation
- No onward chain
- South Norfolk planning references within description

## Full Description

### Location

Winfarthing is a semi-rural village located just off the B1077 between Old Buckenham and Diss, with the latter just 5 miles away and having an excellent range of facilities including schooling to sixth form level, local and national shops and various sports clubs (rugby, tennis, football and golf course to name a few). Transport links are good with Diss having a mainline rail service on the Norwich to London Liverpool line (journey time of 90 minutes), Norwich itself is just 20 miles away and the A11 giving a swift route to Newmarket and Cambridge is 5 miles away. This is an attractive property in a semi-rural position combining the country lifestyle with easy access to facilities.

### The Property

Owned by the same family for several decades, this attractive 17th century, Grade II listed farmhouse offers 4 bedrooms, 2 spacious reception rooms, as well as a kitchen/diner. There is plenty of character, including a prominent fireplace and whilst the house is in fair condition, its reasonable that most buyers would look to modernise the property.







#### Associated grounds

In recent years the owners have tended to utilise a wider driveway which dissects the house and historic barn, there is a further driveway directly to the front of the farmhouse which leads through the middle of the lawns, which have mature trees and shrubs to borders.

The gardens continue to the side and rear. The rear garden is also lawned with fence surround; a blank canvas for the next owner to redesign if desired.

#### The barns

Agricultural barn has full planning permission granted.

The Historic timber-framed barn is located closer to the road and also has full planning passed for residential conversion, and with the annexe, together with permission to replace the Nissen hut into a cart lodge style garage'

#### South Norfolk planning references:

Rear Agricultural barn: 2024/0476

Front Historic barn: 2019/1166

#### Agent notes:

The sellers have informed us that some underpinning work has been carried out on the annexe, which results in the continuation of the planning permission for both the Historic Timber barn and the annexe.

Some of the buildings shown on the illustrative plan have been removed.

CIL: The development subject to Community Infrastructure Levy payment to South Norfolk Council, details/ costs of which can be found on the South Norfolk planning portal.

<https://www.southnorfolkandbroadland.gov.uk/planning/community-infrastructure-levy>

#### Services

The farmhouse has mains water, electricity and oil fired central heating and some electric panel heaters. Private drainage system is thought to discharge across the left hand driveway, close to the historic barn.

#### How to get there

What3words: ///seriously.channel.eager

#### Viewing

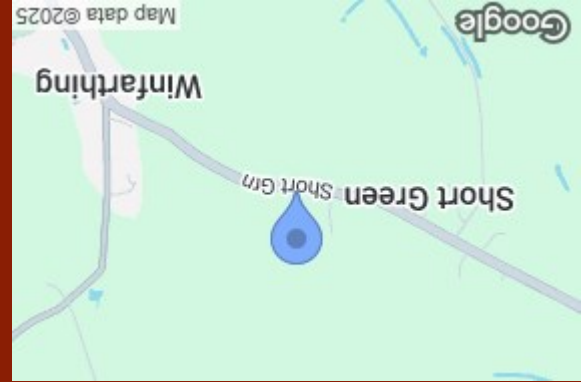
By appointment via TW Gaze

Council Tax: E

Freehold

Ref: 2/19760/RM





Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	



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