



The Green | Old Buckenham | NR17 1RB

Price Guide £499,950

twgaze

# The Green | Old Buckenham | NR17 1RB Price Guide £499,950

Attractive 3/4 bedroom 'chocolate box' cottage positioned in a prime village location overlooking Old Buckenham Green. Extended to rear in years gone by. Mature grounds with pond and excellent privacy. Clay lump outbuildings with scope for improvement. Accommodation with flexibility of its use. No onward chain.

- Attractive 'chocolate box' detached cottage overlooking The Green
- Mature gardens with apple trees, pond and great general privacy
- Original features, including open fireplace, Inglenook and beams
- Exciting and unique opportunity in excellent village position
- No onward chain
- Total grounds extend to roughly 0.37 acre.
- Flexibility with use of the accommodation
- Separate clay lump barn with scope for improvement
- Low ceiling heights in some parts of cottage

## Location

Old Buckenham is a popular Breckland village well known for its large 40 acre village green and pond, which creates a focal point within the village. Old Buckenham's popularity is largely owed by its general sense of community, picturesque nature and good variation of modern, period and character properties dotted throughout this large village. There are useful facilities too, which includes a convenience store, two public houses (The Ox & Plough pub and The Game Keeper pub and restaurant), primary and secondary schools and church all within the heart of the village. Old Buckenham is situated within easy reach of both market towns of Attleborough and Diss - which benefit from a wider range of shopping and transport facilities, including main line railway stations. The village is also only 3 miles from the A11 dual carriage way, with access in both directions into the city of Norwich and south, heading out of the county.

## The Property





The cottage, which has been cherished by the previous seller for several decades, sits proudly within an enviable spot overlooking Old Buckenham Green. 'More than meets the eye' is a phrase which best describes the cottage from its pretty front elevation, as it benefits from a single storey extension which stretches back to the rear. This was added in more recent years, enabling flexibility with the cottages use of bedroom/reception accommodation. The ground floor has a lovely blend of original character and modern functionality, with stand out features such as the dining room and Sitting Room's prominent Inglenook fireplaces and inset timbers, which provide a real 'wow' factor as you wander through the property. cottage stairs lead up to a small landing, with the original exposed floor timbers a theme which run through to all three bedrooms - all of which have windows with excellent views across the village green. Greenfarm cottage is an exceptional proposition for a buyer seeking a statement home to enjoy for the years ahead due to its scope to modernise in terms of its decor and fittings, as well as the various remedial works likely required.

#### Outside

Upon first glance, Greenfarm Cottage's aesthetics are enhanced with its in-keeping stock fence which encloses a pretty, quaint garden and pathway which leads to the entrance door. Gates just to the side open to a grassy driveway, which in-turn opens up to a mature garden and the affectionately family named 'Shelter' - a flint walled area draped in established vine and shrubs - making it an ideal place to stop and perch, or relax after a session of gardening. Walking through the grounds, various apple trees and shrubs can be found, along with a nature pond in the far corner and an original well (no longer in use). The private grounds (total plot measuring around 0.37 ac) continue to wilder areas which would benefit from further attention, however, this is a dream for keen gardeners looking to entwine their own ideas into the landscaping moving forward. Natural grass pathways lead back towards the cottage, but not before passing a large clay lump vaulted barn which has two sections. The barn is superb for garden storage or could perhaps provide a blank canvas for grander plans, such as for an annex or craft studio (subject to permissions being granted).

#### Services

Mains electricity and water are connected. Individual economy 7 storage heaters with working open fireplace in back living room. private drainage system.

#### Agents notes

Rights granted to cross The Green, allowing access onto the driveway (between the cottage and clay lump barn).

#### Viewings

By appointment via TW Gaze.

#### How to get there:

What3words: [///shred.peachy.aged](https://www.what3words.com/#!/shred.peachy.aged)

Council Tax: E

Freehold

Ref: 2/19985/RM



Total area: approx. 183.8 sq. metres (1978.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(11-28) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	19
England & Wales		EU Directive 2002/91/EC	

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