



Wheatsheaf
Kenninghall Road
Garboldisham
Diss
Norfolk
IP22 2SJ

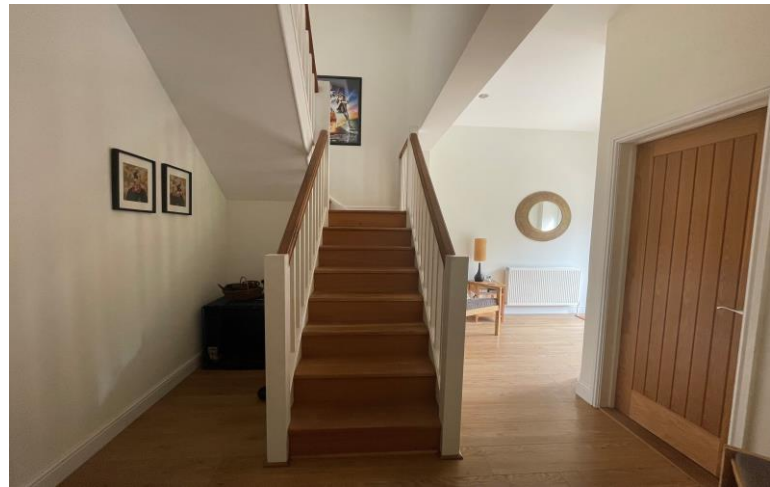
Guide Price £475,000

No Onward Chain





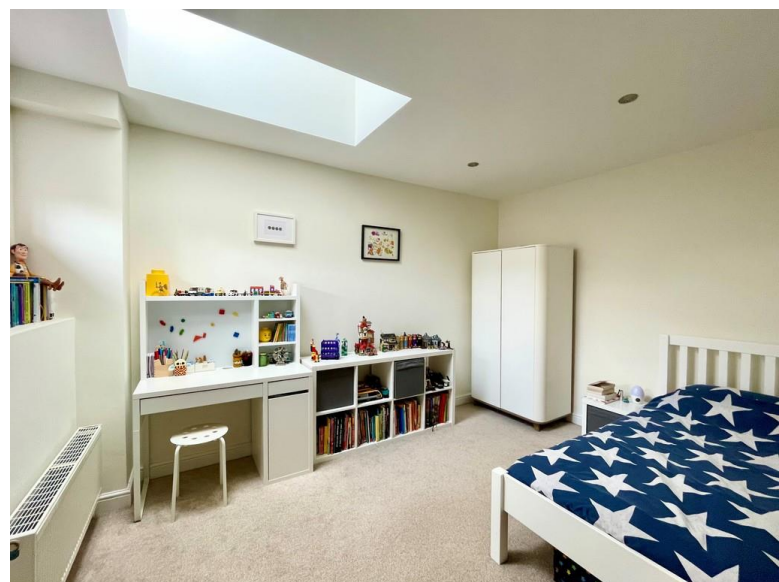
- Stunning attached barn conversion
- 5 bedroom spacious family home
- Double garage
- Family bathroom and two en suites
- Popular well served village.
- Quiet location down a private road



Location

When buying a house, the location is one of the key factors. Wheatsheaf is in a truly delightful position down a private road set centrally between a range of buildings which once formed part of the granary belonging to the neighbouring Garbolisham Manor. Garbolisham is a set in a rural yet easily accessed area with various towns within easy reach such as Diss (8 miles), Thetford (7 miles) and Bury St Edmunds (14 miles). For the commuter this is ideal with a mainline rail service at Diss into London Liverpool Street, one in Thetford on the Norwich to Cambridge line with connections to London Kings Cross. The village has a well run village stores with post office and a community run public house which is renowned for its 'Real Ales' and 'street food'. This house offers the best of a rural location with a community spirited village, easy access to wider facilities, and ideal for the commuter.





The Property

Forming part of a historic granary, Wheatsheaf was converted in 2014 by a local company which specialises in boutique high end developments. The building has been sympathetically restored retaining its character and architectural merit but now provides sleek contemporary accommodation. Set over three floors this property boasts five spacious bedrooms two of which are en suite. Upon entry you will find a well-equipped kitchen with integrated washing machine/fridge freezer and dishwasher. The kitchen has an attached dining area which creates a sociable space perfect for entertaining. There is a spacious living room with double doors leading out into the central hallway, where you will notice the clever placement of windows and skylights which allows natural light to cascade down the central staircase and fill the rear entrance hall which leads out to the garden.

Outside

You step through the double doors in the rear hallway directly onto a large patio area which in the summer months is bathed in sunshine due to the south facing aspect of the rear garden. There are steps up into the main body of the garden which is mainly laid to lawn but the current owners have planted a variety of shrubs and trees at the far end to create a more shaded area to sit and relax.

Services

Mains water and electricity are connected to the property. Heating is provided by an oil-fired boiler and has Private Drainage via a shared treatment plant.

Directions

Proceed from the market town of Diss along Park Road. Continue onto the A1066 in the direction of Thetford. Follow the road through the villages of Roydon, Bressingham, and South Lopham. On entering the village of Garboldisham turn right at the Fox Community Pub and follow the road taking a right hand turn signposted Kenninghall. Take the second drive on the right and follow the track around a series of bends. At a collection of garages take a right hand turn between two garages and the rear drive is located on the left hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

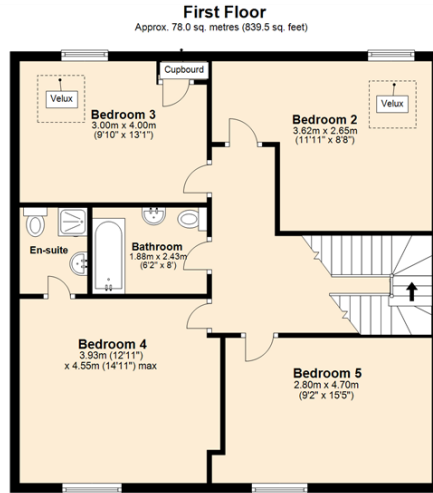
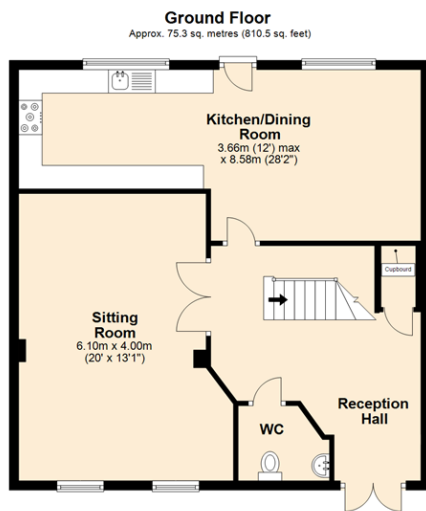
Council Tax Band:

Important Notice

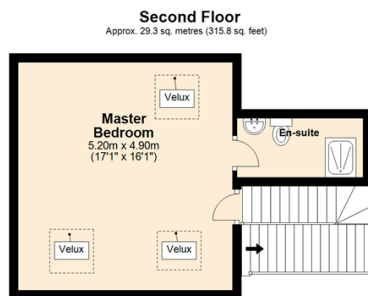
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Total area: approx. 182.6 sq. metres (1965.8 sq. feet)



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