



The Old Butcher's House,  
King Street,  
New Buckenham,  
NR16 2AF

Offers in the region of £475,000





- Six Bedrooms
- Character and beams
- Annexe potential if converting the shop
- Business opportunity to continue the Village Shop
- Off road parking for several vehicles
- Summer House and Outbuilding
- Very popular village
- No chain

Large 6 bedroom character house (Grade II listed) with parking for several cars. Originally 2 cottages which it could be again (subject to any necessary permissions). Opportunity to continue running the well served village shop or integrate this area into the family accommodation (into a granny annex) which would then be over 3300 square feet.

### Location

New Buckenham is a historic, pretty, medieval village surrounded by farmland. The village has a well-supported pub, general store, tearoom and modern village hall and playing fields which host regular activities and events. Schooling for all ages is provided in the next village of Old Buckenham, plus 2 more pubs, a shop, and Old Buckenham Country Park – 35 acres of Norfolk countryside for dog walking and regular family events. Good transport links by road and rail, national supermarkets and health services are available in Attleborough just 4 miles away and the university city of Norwich for High Street shopping, entertainment and renowned restaurants is 15 miles to the north as is Norwich International Airport.





## The Property

Grade II listed and 300 years old The Old Butchers House, as the name suggests, was for many years the village butchers and was run by the current vendor up until 10 years ago when she made the decision to turn it into the village shop which has been run very successfully. Several opportunities presents for a prospective purchaser (a) to become an integral part of the village and carry on running the shop, the vendor is more than willing to assist with a smooth handover (b) to incorporate the shop area into the house – it would make a fantastic kitchen/family room/granny annex, a real hub of the home or (c) to create a self-contained annexe for family or holiday let. The present layout provides six bedrooms in total, one is in the attic, a combined sitting and dining room with original glazed doors to an informal dining area, a family bathroom, kitchen, utility room, toilet and office. The property started life as two cottages, and retains lots of original features and character, and both sets of stairs.

## Outside

The rear garden has been brick weaved for easy maintenance and provides an attractive outside entertainment area, a large rendered store/workshop with power and light, a timber cabin with power and light and parking for at least 4 vehicles.

## Services

Mains water, electricity, and drainage are connected. Oil fired boiler providing heating to radiators.

## Directions

King Street runs through the centre of New Buckenham so is easily located being on the right if travelling from Attleborough or the left from Norwich.

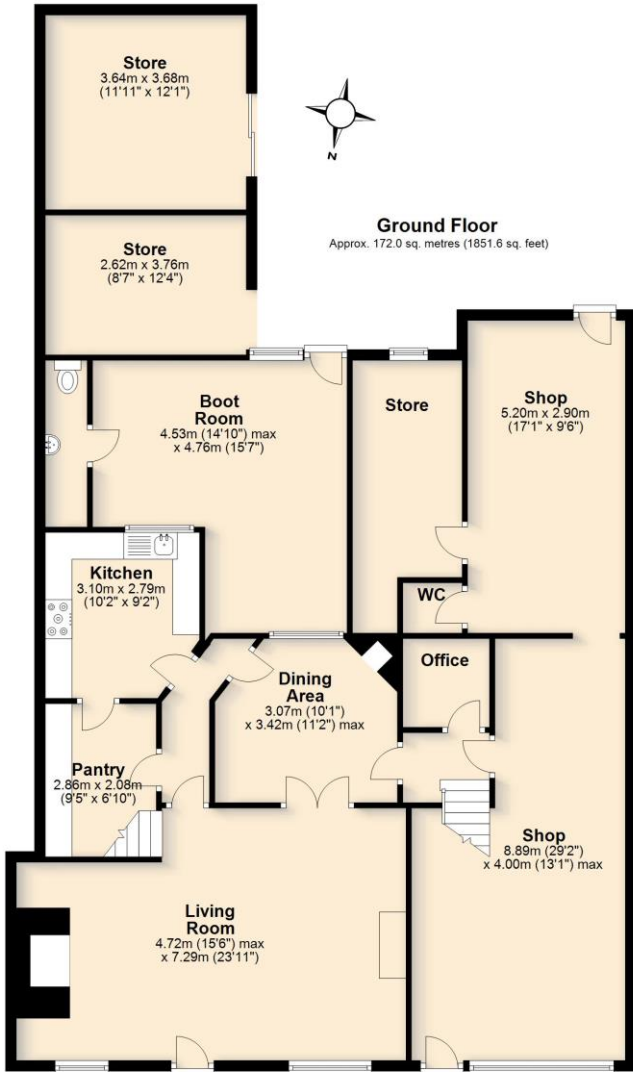
## Viewings

Strictly by appointment with TW Gaze.

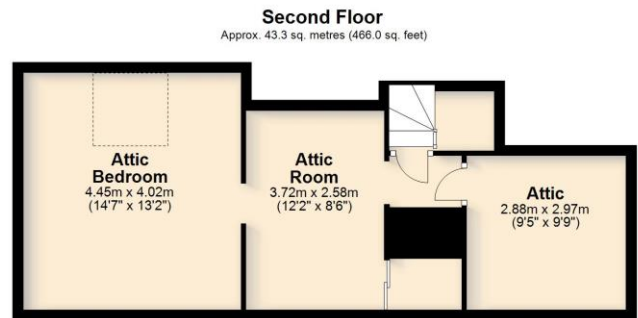
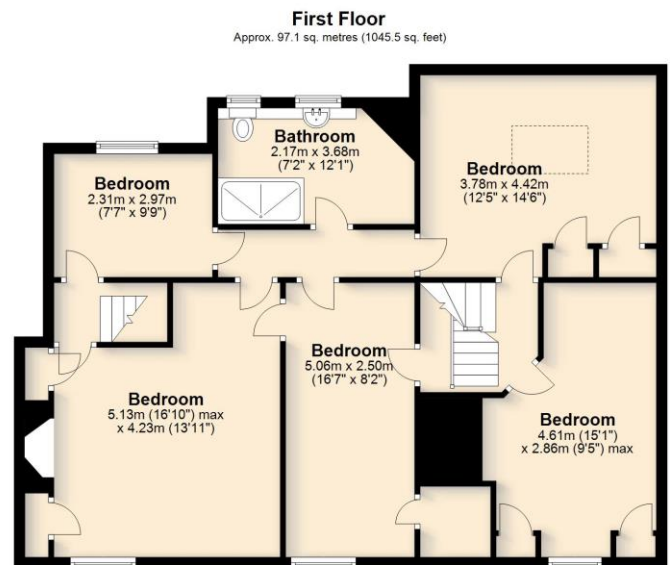
## Freehold.

## Council Tax Band: C

## Ref: 2/14703/CAC



Total area: approx. 312.4 sq. metres (3363.2 sq. feet)



**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

**Important Notice**

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

10 Market Hill  
Diss  
Norfolk IP22 4WJ  
t: 01379 651 931

33 Market Street  
Wymondham  
Norfolk NR18 0AJ  
t: 01953 423 188

rural@twgaze.co.uk  
www.twgaze.co.uk

