



Lime Tree Farm
Morley St Peter
Norfolk
NR18 9TE

Guide Price : £650,000- £675,000





- Handsome detached farmhouse
- Popular village just 4 miles from Wymondham
- Wymondham College around 0.5 mile away
- 2,500 sq ft of accommodation
- Abundance of character throughout
- Ample driveway space
- Bright, spacious front reception rooms
- Tucked away position
- No onward chain

Location

Popular Morley St Peter is a small, semi-rural village close to highly regarded Wymondham College and neighbouring historic market town of Wymondham itself. Attleborough is also only 3 miles away, with both towns being well served with varied shops, healthcare services, transport links, pubs and restaurants with convenient access to the A11 and Norwich, which is only a short distance away. Norwich is home to a thriving business community, leading shopping centres, cinemas, theatres, restaurants, and other leisure facilities. Several fine Norwich institutions such as the Norwich and Norfolk Hospital; the UEA; John Innes Centre and Research Park are within easy reach. The A11 is just minutes away by car and is fully dualled down to the M11 to enable swifter access to such destinations as: Cambridge, Stansted airport and London itself in around 2 hours.





The Property

This handsome, detached farmhouse has an abundance of character; part period and with the original dating back to 1776 (as can be seen on the beam markings in the attic room), the house has an excellent wealth of original features throughout, including exposed timbers, large Inglenook fireplace in the breakfast room and lovely big bay windows in the bright and spacious front reception rooms, which allow the light to flood in. Combined with the generous 2,500 sq. foot of living accommodation, Lime Tree Farm makes for a superb family home.

Outside

The property is approached via a private driveway to which Lime Tree Farm has a right of access to use. The overall grounds are mature, with trees and conifers bordering the front lawn, large gravel parking area for ample vehicles and a further lawn and patio to the rear. The total grounds extend to around 1/3rd acre (stms).

Agent note:

The property has a vehicular right of access as far as the driveway opening. Posts have been added to side and rear demarcate the boundaries. Further land and storage space available to rent by separate negotiation

Services

Mains electricity and water, oil fired central heating. Private drainage system.

How to get there – What3words:

mascots.whistle.ascendant

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold


Council Tax Band: E

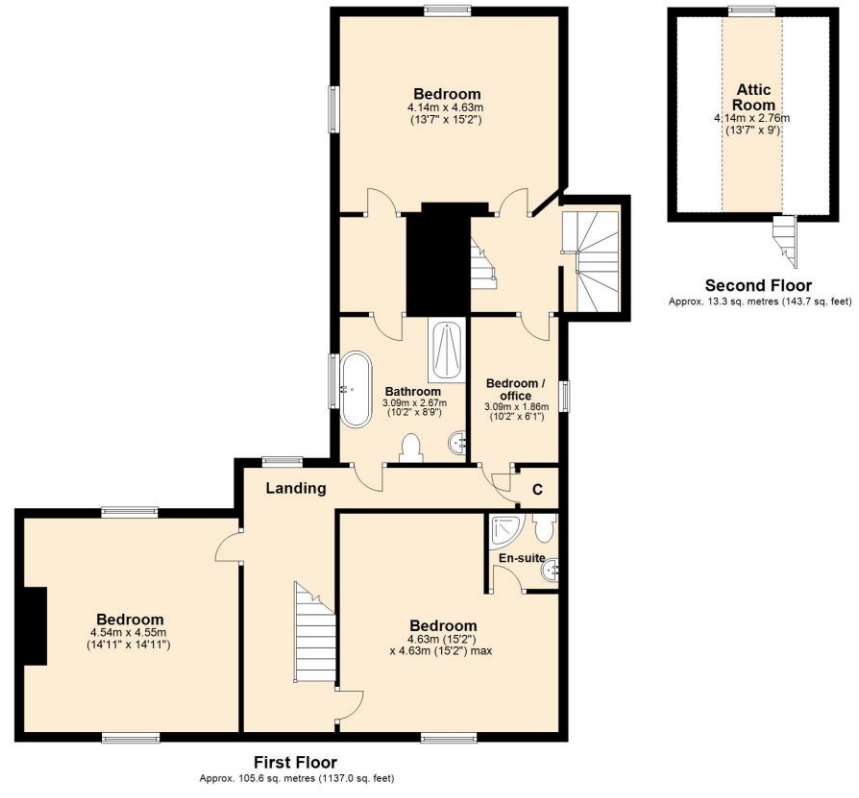
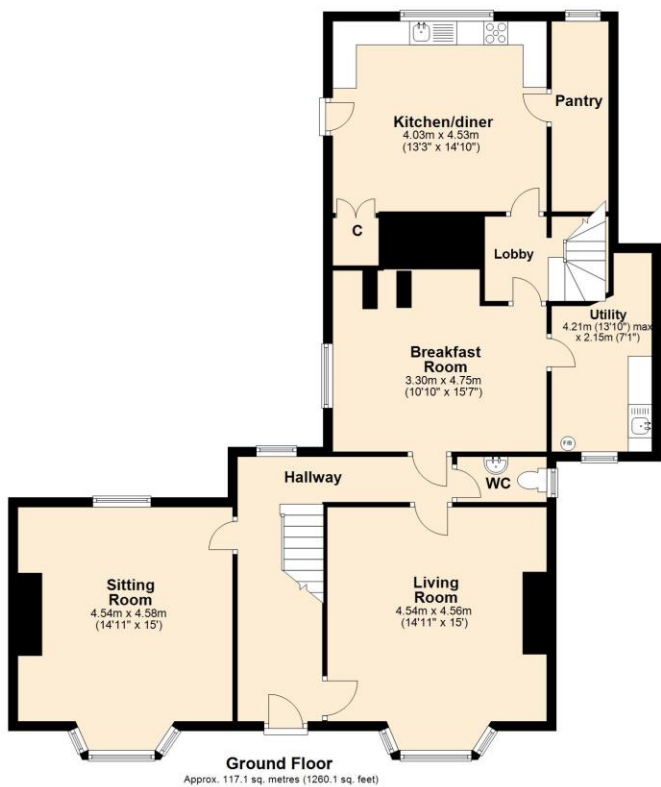
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Total area: approx. 236.1 sq. metres (2540.8 sq. feet)

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