



Wilby Farm Cottages, Church Road, | Wilby | NR16 2JP  
Offers Over £350,000

twgaze



# Wilby Farm Cottages, Church Road, | Wilby | NR16 2JP

A Charming three bedroom mid terrace house with open plan kitchen/diner/lounge , private gardens and garden room.

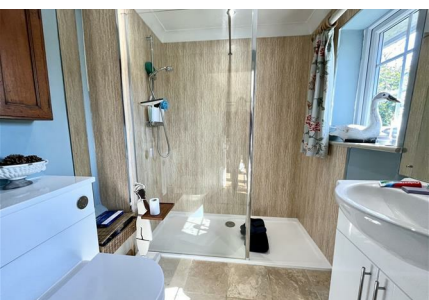
- Three bedroom
- Front garden with field views
- Open plan lounge/diner/kitchen
- Ground floor shower room
- Popular Wilby Village location
- Charming farm cottage
- Garden room with views onto cottage garden
- Office/reception
- First floor W.C
- Offered with no chain

## The Location

Wilby is a small village located in Norfolk. It's situated in the eastern part of the country. The area is typically rural and known for its beautiful countryside, with lots of farmland and natural landscapes. The local market towns of Diss 9 miles and Wymondham 10 Miles offer multiple supermarkets, school and great transport links to Cambridge and London for more facilities the Cathedral City of Norwich is only 22 miles away.







## The Property

A Charming Three-Bedroom Cottage in the Sought-After Village of Wilby. Nestled in the popular and picturesque village of Wilby, this delightful former farm worker's cottage offers a wonderful blend of character and comfort. The property welcomes you with a bright reception area or home office, featuring double patio doors that open out to the front garden—perfect for enjoying peaceful countryside views. On the ground floor, you'll also find a convenient shower room. The heart of the home is the spacious open-plan lounge, complete with a cosy wood burner, seamlessly flowing into the kitchen/diner. A handy pantry adds extra storage and practicality. Upstairs, the first floor offers three well-proportioned bedrooms and a separate W.C., making this a perfect home for families, couples, or those looking for a peaceful village retreat.

## The Outside

Nestled along a quiet, old farm track and surrounded by scenic field views, this delightful cottage offers a peaceful countryside retreat. The property benefits from two off-road parking spaces and a charming, cottage-style front garden that enhances its welcoming feel. To the rear, you'll find a private, enclosed garden designed for low maintenance—perfect for relaxing or entertaining during the warmer months. A brick-built garden room provides a lovely spot to unwind and soak up the summer sun. Beyond this, a hidden “secret garden” awaits—an ideal space for a vegetable patch, wildflower haven, or your own garden retreat.







## Services

Mains Electricity, mains water ( from the farm ), sewage treatment plant ( shared with no3 under agreement ), wood burner and oil fired central heating/ hot water via Stanley Stove

Freehold

What3words/// mailboxes.combining.term

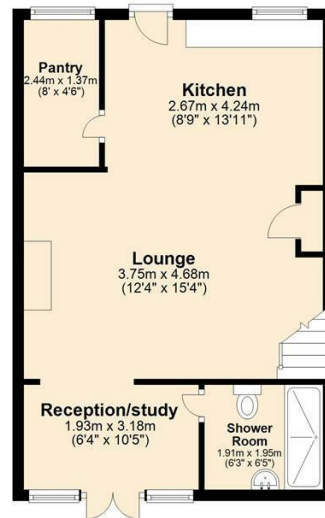
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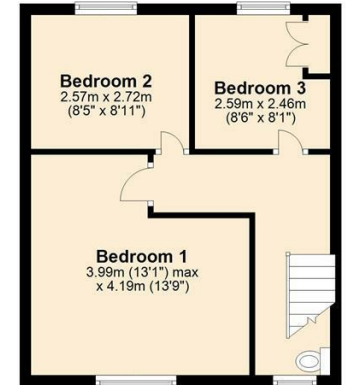
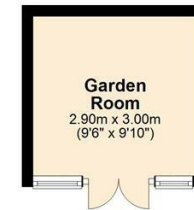




**Ground Floor**  
Approx. 40.6 sq. metres (437.3 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)

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

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