

HOLIDAY LETTING SITE & RESIDENTIAL OPPORTUNITY

TIBENHAM, NORFOLK

REF: INV36076E

01603 662 662
anglia@emfgroup.com
www.emfgroup.com

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

HOLIDAY
BUSINESS
OPORTUNITY



For further information or the accounts click to
[COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Suitable for Various Uses
- Established Holiday Business
- Residential with Multi-Gen Living
- Main House with 7 Bedrooms
- Separate Cottage
- Annexe
- Pool House Accommodation
- Indoor Swimming Pool
- Approaching 3 acres with Pond & Brook
- Significant Six-figure Letting Income Potential

FREEHOLD: GUIDE £1,200,000 TO £1,300,000

For the benefit of the Freehold Property. Fixtures, Fittings and Contents available by separate negotiation.
This is not a business for sale as a going concern.

Can we help? Call us on
01603 662 662

INTRODUCTION

EMF presents an exciting holiday business opportunity in the charming village of Tibenham, Norfolk, nestled within the heart of East Anglia. This exceptional premises, showcasing stunning Grade II listed buildings, offers versatile possibilities tailored to your lifestyle and business aspirations. Whether you dream of living in the expansive main residence with its seven bedrooms, utilising the separate cottage and annexe for multi-generational living, or diving into the lucrative holiday letting market, this one has it all!

Set on nearly 3 acres of beautifully landscaped grounds, complete with a serene pond and a babbling brook, the estate also boasts an inviting indoor swimming pool complex, perfect for guests or personal enjoyment. The idyllic surroundings enhance the property's appeal, making it a true hub of opportunity. Whether you choose to live onsite, partially let, or operate remotely, you can customise your investment to match your lifestyle while tapping into significant income potential.

In 2021, a private treatment plant for sewage was installed, ensuring efficient and environmentally friendly waste management. Heating throughout the property is provided by LPG, offering reliable warmth all year round. The setup is perfect for large groups, hen and stag dos, as well as individuals seeking a peaceful retreat. Currently, the property is listed on Airbnb and Booking.com, providing guests with a convenient and easy booking experience.

THE BUSINESS

Currently, the owners enjoy the comfort of the main house while deriving a substantial annual income of approximately £80,000 to £90,000 from renting out the annexe, cottage, and pool house accommodations. The main house itself is available for rent at £1,400 per night during the owner's annual 6-week absence, with the annexe, cottage, and pool house fetching attractive average nightly rates of £80, £150, and £170 respectively.

With an occupancy rate hovering around 60%, there is ample room for growth. Previous operations approached an annual turnover near £200,000 when run solely as a holiday letting business, so we are advised. This presents an ideal scenario for potential owners interested in residing in the cottage, which can easily be made private and separate, while managing the lucrative holiday lettings across the rest of the site.

ACCOMMODATION

Waterloo Place

This exquisite period property, brimming with character, spans three floors and connects seamlessly to the pool house via the swimming pool. Upon entering the main front door, you are welcomed by an inviting hallway with stairs leading to the first floor. To your right is a convenient W/C, and to your left, the grand main reception room, which features a stunning inglenook fireplace and exposed beams. The open-plan kitchen and dining room include a large central island, leading to a rear hallway with a secondary staircase, a utility area, and another reception room. From this rear hallway, you can access the swimming pool. The first floor hosts five distinctive double bedrooms, three en-suite bathrooms, and two additional bathrooms. The upper floor adds two more double bedrooms.

Pool House

The self-contained pool house provides flexible, extensive accommodation and is also accessible from the indoor pool into the kitchen area. Inside, there is a spacious sitting room, a kitchen/dining room, two double bedrooms, and two shower rooms with W/Cs. One of the bathrooms includes a steam room. The property also has its own private external entrance leading into the sitting room.

Detached Cottage

This charming detached cottage features exposed beams and other character elements, with French doors in the sitting room opening onto a decked area overlooking the pond and wrapping around to the rear of the property. The cottage also includes a utility room, a porch entrance, a fitted kitchen/dining room, and a ground floor cloakroom. The first floor hosts an en-suite bedroom with an adjacent walk-in wardrobe.

Annexe

Attached to the main house, the Annexe offers independent access via its own external door. It features an open-plan sitting/bedroom area, a shower room, and a kitchenette, all with views of the rear garden.

Grounds

The property is set within approximately three acres of private grounds, including formal gardens and woodland along the front boundaries. A long, tree-lined driveway provides a grand approach to the property and ample parking area. Off the indoor swimming pool complex, there is a private, secluded courtyard perfect for alfresco dining. The pool house complex, cottage, and annexe each have their own separate access points, offering the flexibility to use them as independent accommodations or as part of the main estate.







Pool House



Main House (Waterloo Place)

Approximate total area⁽¹⁾
3965.33 ft²
368.39 m²

Reduced headroom
14.62 ft²
1.36 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**Main House (Waterloo Place)
First Floor**



Floor 1 Building 1

Approximate total area⁽¹⁾
1611.32 ft²
149.7 m²

Reduced headroom
10.23 ft²
0.95 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

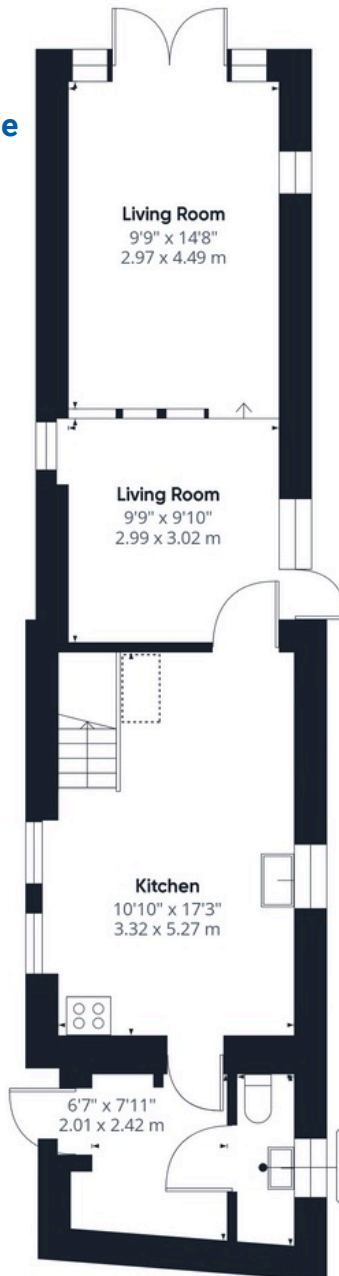
GIRAFFE 360

Main House Second Floor



Approximate total area⁽¹⁾	384.84 ft ² 35.75 m ²
Reduced headroom	105.22 ft ² 9.77 m ²
<small>(1) Excluding balconies and terraces</small>	
<small>□ Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	

Detached Cottage First Floor



Ground Floor Building 2

Detached Cottage Second Floor



Floor 1 Building 2

WATSON <small>WATSON GROUP LIMITED</small>	
Approximate total area⁽¹⁾	348.24 ft ² 32.36 m ²
Reduced headroom	2.35 ft ² 0.22 m ²
<small>(1) Excluding balconies and terraces</small>	
<small>□ Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	

Approximate total area⁽¹⁾

520.71 ft²
48.38 m²

Reduced headroom

5.38 ft²
0.5 m²

(1) Excluding balconies and terraces

□ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy performance certificate (EPC)

	Energy rating	Valid until:
	F	14 December 2031

Property type	Detached house
Total floor area	554 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F	27 F	
1-20	G		

Energy performance certificate (EPC)

	Energy rating F	Valid until: 14 December 2031
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Property type	Detached house
Total floor area	73 square metres

Rules on letting this property

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81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	21 F	
1-20	G		



ADDRESS:
Waterloo Place
Long Row
Tibenham
Norwich, Norfolk
NR16 1NZ

ADDITIONAL INFORMATION

REFERENCE NUMBER

INV36076E.

TENURE

Freehold.

RATES PAYABLE

We are advised that the site is not registered for business rates.

Council Tax payable:

- Main House - Band H.
- Cottage - Band B

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to the rates that will apply to a new owner.

STAFF

None.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificates for the properties are included within these particulars.

PRICE

GUIDE £1,200,000 to £1,300,000.

For the benefit of the Freehold Property. Fixtures, Fittings and Contents available by separate negotiation. This is not a business for sale as a going concern.

VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.