



Park Farm  
Tungate Road | Wortwell | Norfolk | IP20 0HP

FINE & COUNTRY

# LIVING THE DREAM



“This is a home that’s most unusual – Grade II listed but with underfloor heating. Blending character with comforts and a high-spec finish, we think it’s a place that will take some beating! Acres of grounds add to the appeal, with solar panels bringing in an income too. There’s an impressive outbuilding and a number of stables – so versatile for whatever suits you!”







# KEY FEATURES

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- A Beautifully Presented Grade II Listed Former Farmhouse located in the Village of Wortwell
- Benefitting from Seven/Eight Bedrooms (Three with En-Suites)
- Three Reception Rooms
- Kitchen with Separate Utility; Ground Floor WC
- Double Glazing and Underfloor Heating Add Modern Benefits to this Property
- Solar Panels (Owned Outright) Provide Free Hot Water, Electricity and Annual Cheque
- Very Useful Outbuildings incl Garaging, Cart Lodges, Workshop, Six Stables and a Barn
- The Property sits in a Plot measuring 6 acres (stms)
- A Short Drive to Harleston, Diss, Beccles & Bungay
- Full Planning Permission Granted for Rear Extension, South Norfolk Ref 2022/1615
- The Accommodation extends to 2,849sq.ft
- Energy Rating: C

Comprehensively renovated by the current owners, this has been much loved by three generations of the same family. With modern comforts such as underfloor heating, double glazing and solar panels, it's also remarkably unspoilt and has plenty of character throughout.

## Back To Its Best

The house dates back to the 17th or 18th century and was originally built for a former mayor who lived in the area. He was tall and commissioned two houses to be built with this style and layout, both with unusually spacious staircases and excellent ceiling height. Sadly the other has been partially demolished, so this is the only one of its kind. Much of the timber frame can still be seen and there are some wonderful features, including wide wooden flooring, pamment and brickweave flooring, an old bread oven, fireplaces and gorgeous oak doors. It would originally have been thatched, but now the tiles make it much lower maintenance and easy to care for. The property was rather dilapidated when the owners came here, around 25 years ago, and they embarked on a full renovation, with repairs to the roof, new electrics, double glazing and so much more. The result is a home finished with great attention to detail, offering a spacious but low maintenance property that's well set for the future but wears its heritage proudly.









# KEY FEATURES

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## Relax And Enjoy

While there's plenty of space and flexibility here, it's very much a cosy and comfortable home that gives you a warm welcome. On the ground floor, the kitchen is at one end, part open to the dining room, where you have access out to the garden, plus a beautiful fireplace with bread oven. One of the owners was a professional chef, so the kitchen is both well designed and well equipped – perfect for cooking and baking for friends and family. There's a large sitting room, a snug and a study area, as well as a useful utility room and cloakroom. On the two floors above, there are eight potential bedrooms, a bathroom (with gorgeous roll-top bath), two shower rooms and a wet room, so plenty of flexibility to meet every need. The house has been used as a holiday let in the past and works well for this too, so if you wanted it as your second home, you could bring in a very healthy income while you weren't using it yourself.

## Interesting Options

Outside, this place continues to impress. There's a large area of garden to the rear of the house and a further lawned area to the front, plus a beautiful and productive apple orchard that's been used for juice, cider, wine and more in the past. Within the acreage you have solar panels that are owned outright and bring in a very useful income every year – more important than ever with the recent increases in energy bills. The owners have built a very useful outbuilding with double cart lodge bays, a garage area, storage and a separate workshop. There's an additional barn that could be converted into a gym or pool area, plus a number of stables and potential paddocks. You could have horses here, chickens, alpacas, bees – there's immense choice and potential as to how you could use the land. You could even rent it out if preferred. One of the things that drew the owners here originally is that there are no ties or restrictions on the land – so it really is personal choice. The location is incredibly convenient too. You can head straight out on the A143 up to Bungay or down to Harleston or Diss, so you're spoilt for choice when it comes to pottering around the shops or grabbing lunch. The village itself has a popular pub just a short stroll from home, as well as a well-used community centre. And of course, if you fancy a day or even a walk at the beach, the glorious Norfolk and Suffolk coast is within easy reach.



























































# INFORMATION

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## On The Doorstep

The property is located just on the outskirts of the popular village of Wortwell. Wortwell is a small village with a church, public house and community centre. The village is just off the A143 in the Waveney Valley about a mile and a half from the Harleston. The river Waveney forms the boundary between Norfolk and Suffolk. The Waveney Valley is considered some of the most beautiful countryside in East Anglia.

## How Far Is It To...

The market town of Harleston is about a mile and a half away from Wortwell. Harleston has a range of everyday shopping and amenities. The popular Market town of Beccles with it's range of amenities is just 12 miles to the east and Diss with a wide range of facilities and amenities, lies some 13 miles away to the west. Diss also has a mainline rail link to London's Liverpool Street Station (journey time approximately 90minutes). The cathedral City of Norwich lies some twenty two miles to the north, and amongst other things has an International Airport.

## Directions

From Beccles take the A146 towards Norwich and then take the A143 towards Diss & Bungay. Continue along this road through Ditchingham, Broome, Earsham and Homersfield and take a right hand turn signposted Tunbeck Road. The property will be found immediately on the left hand side.

## What Three Words Location - [cornering.hesitate.pirate](#)

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

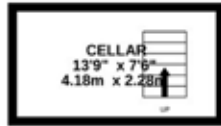
## Services, District Council and Tenure

Gas Central Heating, Underfloor Heating, Double Glazed  
Private Drainage via NTEC Water Treatment Plant  
Solar Panels (owned outright) on an attractive tarrif  
Freehold

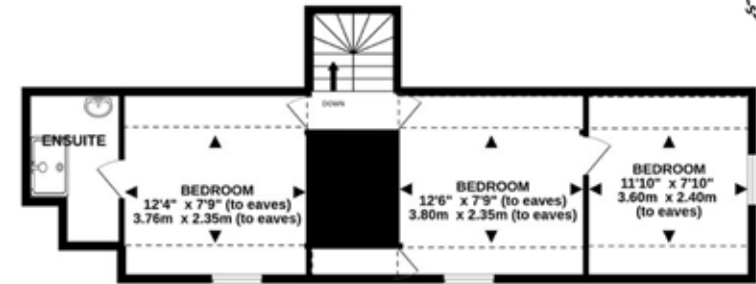




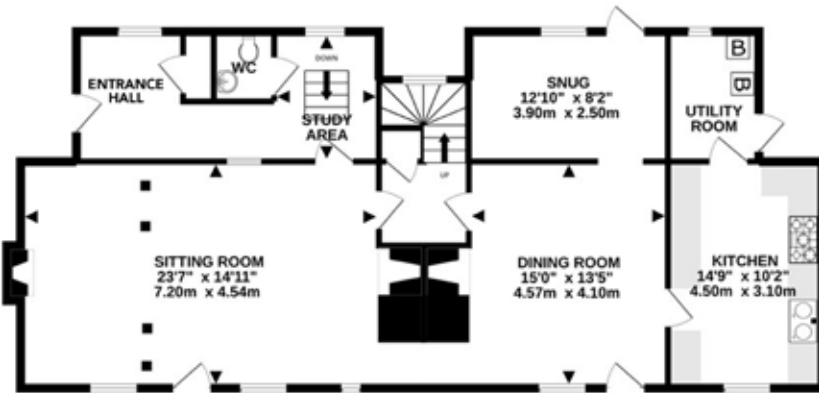




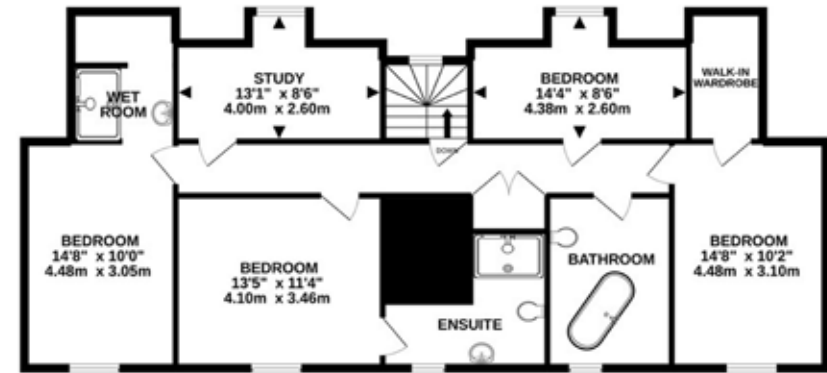
CELLAR  
103 sq.ft. (9.5 sq.m.) approx.



2ND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



GROUND FLOOR  
1229 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.

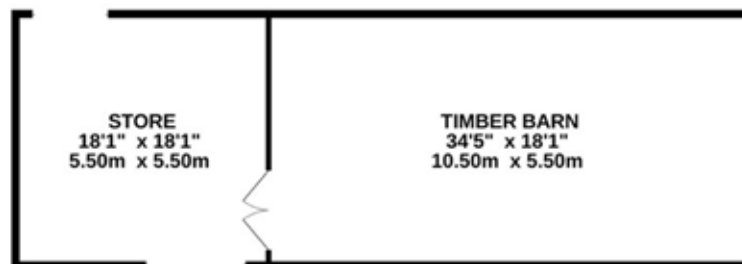
TOTAL FLOOR AREA : 2849 sq.ft. (264.7 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			

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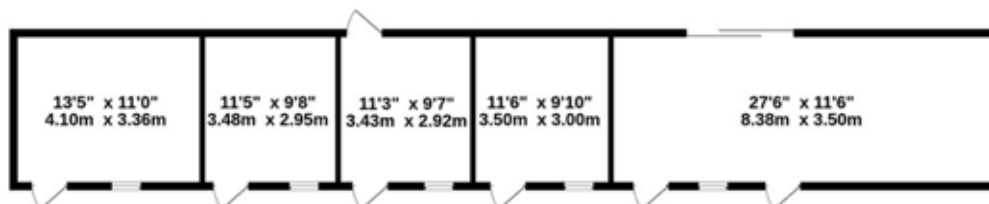




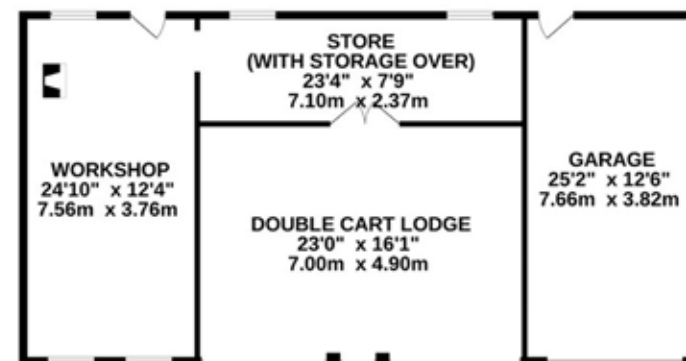
OUTBUILDINGS  
540 sq.ft. (50.1 sq.m.) approx.



OUTDOOR  
SPACE  
47 sq.ft. (4.4 sq.m.) approx.



STABLES  
760 sq.ft. (70.4 sq.m.) approx.



WORKSHOP  
240 sq.ft. (22.3 sq.m.) approx.

**TOTAL FLOOR AREA : 2952 sq.ft. (274.2 sq.m.) approx.**  
**GRAND TOTAL FLOOR AREA (HOUSE & OUTBUILDINGS : 5801 sq. ft. (538.9 sq. m.) approx.**

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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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FOUNDATION

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Striving to relieve homelessness.

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