



The Street, Weybread - IP21 5TH



The Street

Weybread, Diss

NO CHAIN! Presenting a truly exceptional residence, this RENOVATED 17th-century FARMHOUSE nestled in a SEMI-RURAL village location offers an enviable lifestyle opportunity whether that be for BUSINESS USE, RENTAL POTENTIAL or a WONDERFUL FAMILY HOME. The property benefits from not being listed and boasts FIVE GENEROUS BEDROOMS spread over two floors, THREE BATHROOMS and TWO IMPRESSIVE RECEPTIONS including a wonderful OPEN PLAN KITCHEN/FAMILY ROOM, this detached property sits on a generous plot of almost 1 ACRE (stms) featuring expansive gardens and ample DRIVEWAY PARKING with garaging. The unconverted double-height storage barn offers potential for various uses and with an adjoining office, is registered for BUSINESS USE. In addition there is an adjoining possible TWO BEDROOM ANNEXE extending to over 1000 SQFT (stms) making it ideal for extended family living or as a lucrative holiday let. The farmhouse itself has been entirely renovated in recent years by the current owner including NEW ROOF, NEW WINDOWS, INSULATION, ELECTRICS, BOILER and PLUMBING. Various permissions exist for both business use for the outbuildings and retrospective planning for an annexe for the single storey barns.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached & Renovated 17th Century Farmhouse
- Semi-Rural Village Location
- Generous Plot Of 0.78 Acres (stms) & Ample Parking
- Unconverted Double Height Storage Barn
- Detached Possible Two or Three Bedroom Annexe/Holiday Let
- Two Principal Receptions with Open Plan Kitchen
- Five Large Bedrooms Over Two Floors
- Potential For Business Use or Mutli-Generational Living

The village of Weybread is conveniently located just two miles away from the Norfolk town of Harleston. The main village of Weybread is positioned along a Roman road, close to the River Waveney and Weybread Pits, which offer the opportunity for fishing, as well as being a great area for walking and picnics. The nearby village of Fressingfield, which is under two miles from the property, offers further local facilities such as The Swan public house, The Fox & Goose restaurant, a well stocked shop, primary school, nursery, doctors surgery and a sports club with football, tennis and bowls facilities. A wider range of recreational and shopping facilities are available in the market town of Harleston. The South Norfolk town of Diss lies just approximately 12 miles to the east of the property. Here there is a railway station with regular services to Norwich and London's Liverpool Street station.

SETTING THE SCENE

Approached via the Street, you will find a shared driveway from the roadside leading to four dwellings in total. Following the driveway away from the road you will find large gates opening onto an expansive hard standing driveway providing plenty of parking which I



leads to the double garage with electricity and large sliding doors. The hard standing leads around the side to the rear of the house and a central courtyard providing vehicular access to the large storage barn and access to both the farmhouse and the annexe on either sides of the courtyard.

THE FARMHOUSE

Entering the house via the main front entrance door you will find a small entrance porch offering an inner hall with a double built in cupboard. To the right of the hall is the main sitting room with wood flooring, a large inglenook fireplace housing a woodburner, exposed timbers and double doors leading out to the garden. There is a dual aspect as well as doors leading into the conservatory. To the other side of the hall is the wonderful open plan family room and kitchen, a real heart of the home. You will find another brick built inglenook housing a woodburner, wood flooring and storage cupboard as well as exposed timbers. Separating the reception space and the kitchen is a wood top breakfast bar as well as a side door leading out to the courtyard. The kitchen has been sympathetically designed to suit the house offering a range of fitted units with wood worktops over. You will find space for a double range oven as well as integrated dishwasher and fridge as well as stairs to the first floor landing. Off the kitchen is the utility space and the useful ground floor w/c. The utility space offers worktop space with space and plumbing for the washing machine and the oil fired boiler. Heading up to the first floor landing you will find stairs leading up to the second floor as well as access to three bedrooms and the family bathroom. All the bedrooms offer exposed timber and wood flooring continuing the period and character feel as well as built in storage too. The master bedroom offers a dual aspect as well as an en-suite shower room cleverly fitted into an alcove aside the brick built fireplace in the bedroom. The family bathroom off the landing is tiled and offers a modern suite with bath and shower over. Heading up to the second floor you will find another two ample bedrooms in the eaves with exposed timbers as well as another bathroom serving the top floor with bath and shower over.

THE OUTBUILDINGS & ANNEXE

Found within the courtyard across from the Farmhouse is a possible two or three bedroom, brick flint and rendered former farm building which is currently empty but would make an ideal annexe / holiday rental. A stable door opens into the well proportioned kitchen area with vaulted ceiling and exposed timbers. A door opens into the sitting/dining room with exposed timbers and double doors opening onto the garden. Beyond, off an internal hall is a possible spacious master bedroom to the rear with exposed timbers as well as a further double bedroom and bathroom. Due to the annexe being empty currently and the flood damage from 2020, the accommodation does require some work to make it habitable once again but offers an excellent opportunity.

In addition and also accessed via the courtyard there is a traditional large full height storage barn to the front measuring 50' as well as two further barn storage rooms adjoining the main barn. These buildings lend themselves to a variety of uses and could be converted to provide further living accommodation (stp), or studio space. There is currently business use permissions in place. Also attached to the main barn is a separate home office ideal for home working and running a business from.

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FIND US

Postcode : IP21 5TH

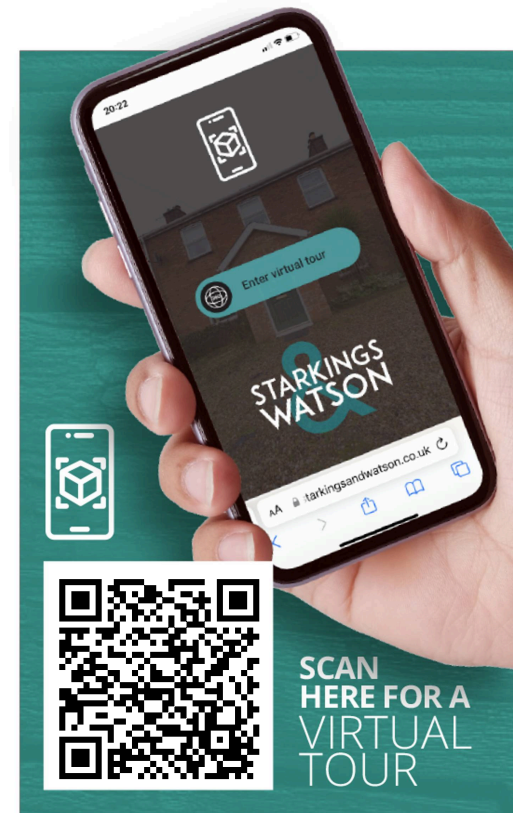
What3words: ///modern.encounter.spillage

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTE

Buyers are advised there is current business use permission for the office and storage barn if required as well as retrospective planning permission for the single storey barn to be used as an annexe although buildings regs are required. The annexe accommodation was subject to a surface water flood a few years previous due to blocked pipes and drains not cleared in enough time by the local council in the nearby fields. This has since been fully rectified with new drainage installed opposite to prevent the same issue happening in the future. Central heating is provided by oil and the drainage is private. Buyers are advised that the property is not listed.



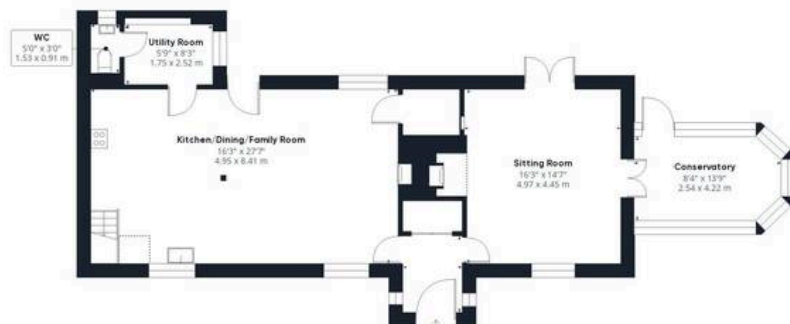




THE GREAT OUTDOORS

In addition to the driveway, hard standing and the courtyard you will find generous lawned gardens to the front and side of the house offering plenty of space for all the family to enjoy. The garden is surrounded by mature trees and hedging as well as shrub borders. There is a flint brick wall to the front and gated access to the road if required. The plot extends to approximately 0.9 acres (stms).





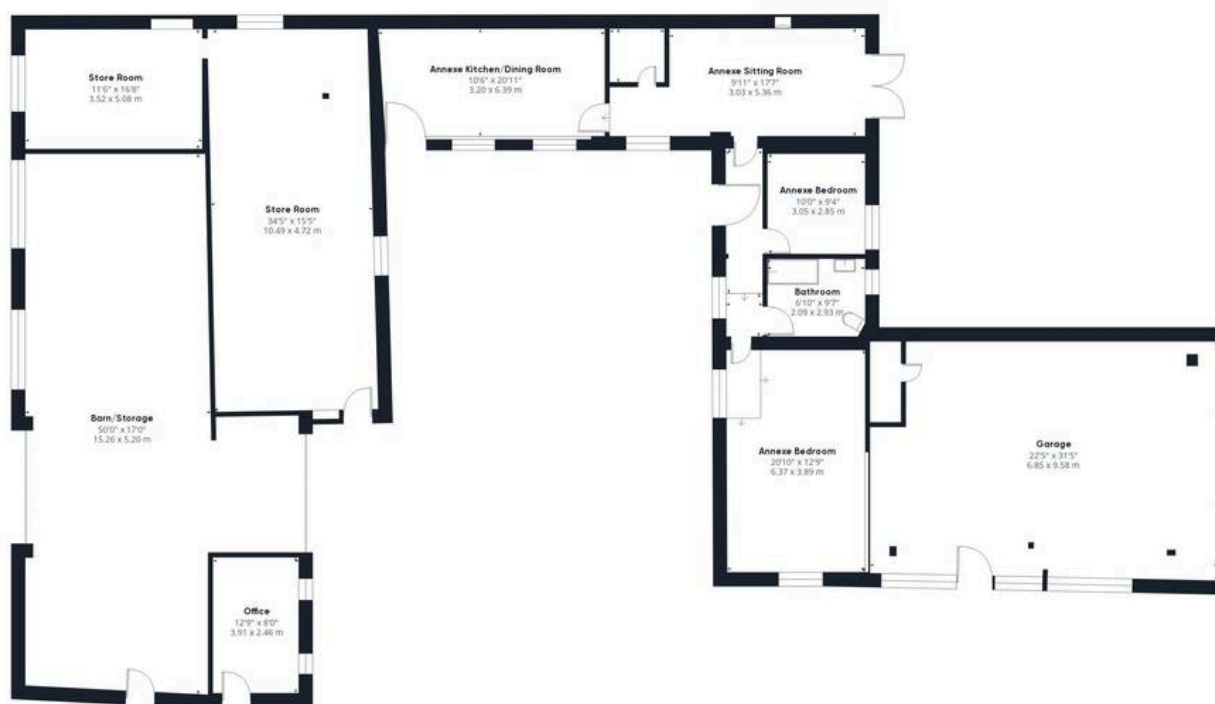
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

5616.18 ft²

521.76 m²

Reduced headroom

158.74 ft²

14.75 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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