



The Street, Tibenham - NR16 1QA



The Street

Tibenham, Norwich

Dating back to the 1700's this Grade II Listed PERIOD HOME offers the ideal blend of modern comfort with CHARACTER CHARM, in an impressive living space spanning over 3700 Sq. Ft (stms) including a CONVERTED BARN offering potential SELF-CONTAINED ANNEXE, multi generational living or HOLIDAY let options - with a stunning 29' OPEN PLAN living area paired with exposed ORIGINAL TIMBER BEAMS and mezzanine level. The main accommodation is equally impressive and VERSATILE with separate kitchen, dining room and family room, with a second mezzanine level giving the ideal STUDY overlooking the manicured gardens surrounding the home. In total, FIVE BEDROOMS can be found over two levels featuring THREE BATHROOMS split over each level with period features being a formidable feature throughout each part of this home. Externally, a sweeping driveway is kept PRIVATE with tall Iron gates and mature hedged borders leading to a DOUBLE GARAGE and separate WORKSHOP with WRAP AROUND GARDENS measuring some 0.6 ACRES (stms) lovingly maintained by the current owners giving vibrancy where a mixture of open lawn space, fruit bearing trees and planted herb gardens can be found.

Council Tax band: G
 Tenure: Freehold
 EPC Energy Efficiency Rating: G

- 17th Century Grade II Listed Period Home with a Barn Conversion offering Annexe Potential
- Sympathetically Modernised Retaining Many Original Features
- Set Open A Private Countryside Plot Measuring Over 0.6 Acres (stms)
- Versatile Accommodation Spanning Over 3700 Sq. Ft (stms)
- Three Reception Rooms, Two With Mezzanine Level Accommodation
- Five Bedrooms Accompanied by Three Bathrooms - Each on Different Levels
- Generous & Private Gardens With Fruit Bearing Trees & Herb Garden
- Sweeping Gated Driveway With Double Garage & Separate Workshop

Situated in the south Norfolk village of Tibenham with delightful views over field and farmland. Within the village there is a community hall and public house with 3 schools in the surrounding area (primary and secondary) with Wymondham college being within easy access also. The thriving market town of Diss lies around 5 miles to the south providing a wide range of local and national shops, sporting and leisure facilities. There is a mainline train station at Diss providing regular services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street around 90 minutes. Tibenham offers good access to Long Stratton, the a140 and the property is only 15 minutes from the Snetterton Junction off the A11 for connection to Stanstead Airport. The surrounding south Norfolk countryside provides an array of recreational pursuits.



SETTING THE SCENE

The property is privately set back from the street with tall privacy giving hedges and large iron swinging gates set towards the very front of the driveway. Sprawling out beyond this is a sweeping shingle drive suitable for the parking of multiple vehicles with access to the double garage and workshop located at the very top. Manicured wraparound gardens extend out to the front with wood stores located next to the home and in the top corner of the garden. As the space wraps around both sides of the home to the rear, multiple entrances to the property can be found at the very front including a separate access into the barn conversion, perfect if a possible conversion into a self-contained dwelling is a consideration.

THE GRAND TOUR

Heading in through the main entranceway, a smaller porch is the first place to greet you with the first set of stairs directly ahead. Immediately to the right and down a gentle step is the kitchen complete with a wide array of exposed original wooden beams set upon feature pamment tiling which give way to a mixture of base and tall mounted storage units which in turn house integrated cooking appliances including dual eye level ovens and inset hob with space and plumbing for further freestanding appliances with an enamelled butler sink with views into the rear garden. A recent updated access door here takes you straight out onto a side patio and into the gardens beyond whilst a key feature of this space is the grand red brick inglenook fireplace currently housing a cast iron multi-fuel burner. Turning to your left from the central lobby takes you into the dining room with further exposed wooden beams. This room occupies a dual facing aspect and also is home to a second stunning feature inglenook fireplace housing a modern multi fuel burning heater perfect for enjoying those cosier evenings with original stable doors separating you from the hallway next door. The hallway gives access through a second flight of stairs to the first floor as well as the versatile family room. This space is incredibly well lit due to its triple aspect with a third red brick fireplace and solid wooden door taking you into the rear garden. This room is somewhat unique in its layout with the first of the mezzanine levels formally used as the ideal home office with tall vaulted ceilings housing many original solid wooden beams. Just beyond the secondary lobby is the ground floor bathroom complete with all underfloor heating and tiled flooring. This space features floor to ceiling built in vanity storage with walk in shower unit and rainfall shower head. A secondary access comes towards the left of the property taking you directly towards the barn conversion with access coming to both the main residence and this separate living space. Just before entering the converted living area is a handy utility room with further storage and full range of plumbing with potential to turn this into a bathroom or shower room if so desired.

The first floor landing splits in both directions to take you to the first three of the bedrooms within the home as well as one of two bathrooms located on this level. Again laid with all tiled flooring, this room features a bathtub with shower head and low level radiator.

Sat just next door to this room is the smaller of the bedrooms still more than large enough to accommodate a double bed with dual facing aspect and views over the gardens beyond. The adjacent side of this level currently houses two of the larger double bedrooms each of which are more than sizeable enough to house large double beds with additional storage solutions and soft furnishings with the added benefit of an en-suite Jack and Jill shower room split between both. The second floor again takes you to two further bedrooms with a handy character feature of a coffin drop door allowing for the easy movement of furniture onto this level. Two further double bedrooms feature large vaulted ceilings each of which give dual facing aspects allowing each room to be flooded with natural light and both spaces being more than large enough to accommodate double beds with handy floor to ceiling storage sat between both and further built in storage within the bedroom at the rear of the space.

The barn conversion is a stunning 29' open plan living area laid with all solid tile flooring. This space accommodates the sitting and dining room furniture with ease as well as a modernised kitchen, home to multiple storage cupboards set around Silestone Quartz worksurfaces. Immediately you will be drawn to the tall vaulted ceilings with original tile flooring and rustic stained glass windows adding to the unique character charm of this living space whilst a cost iron wood burning stove brining stove sits in the heart of the room. A mezzanine level gives the ideal space to be used as a double bedroom if living accommodation is required or simply as a quiet reading or hobby nook, tucked away from the rest of the home.

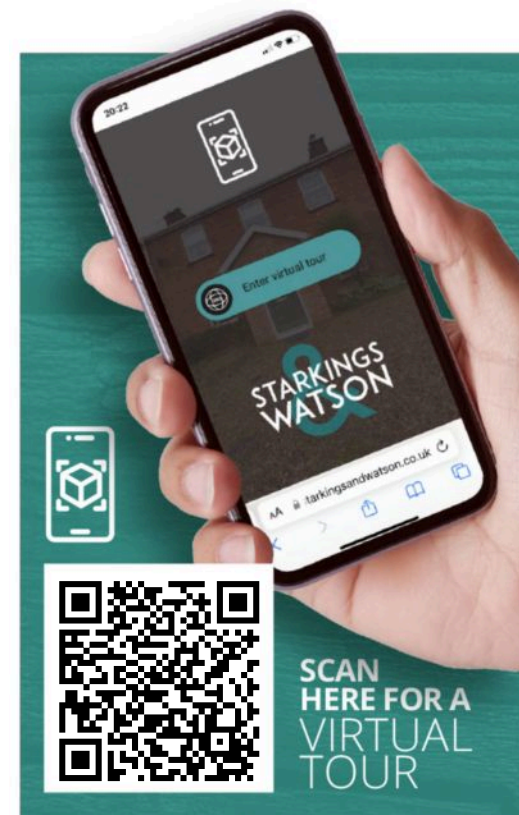
FIND US

Postcode : NR16 1QA

What3Words : ///rehearsed.flexibly.shopping

VIRTUAL TOUR

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

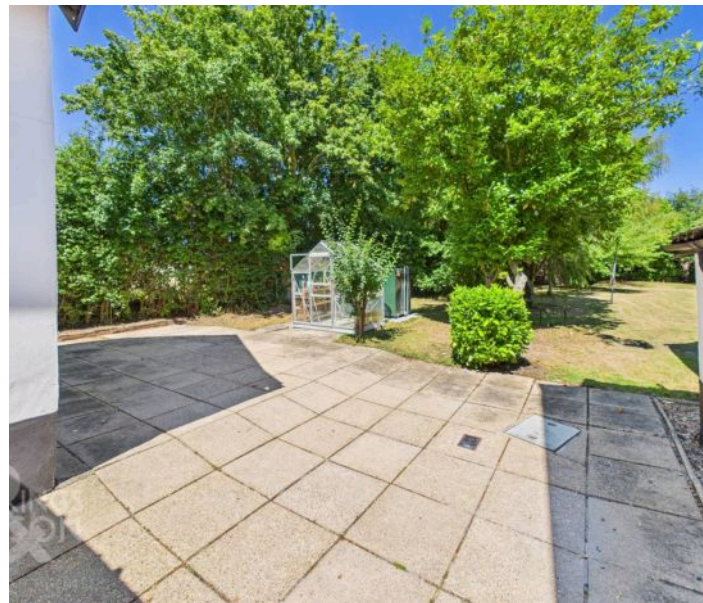






THE GREAT OUTDOORS

The gardens wrap around the home with two log stores coming towards the front of the home and large open lawn space taking you beyond the garage and workshop. The first of the patio areas with wooden pergola can be found hugging the tree line overlooking the countryside fields with tall rockery and planting beds towards the entrance of the workshop with multiple accesses taking you into the garden. The main section of the home at the rear gives multiple access points to the garden where raised herb gardens enclosed within brick planting beds. The remainder of the lawn sprawls out beyond this with mature tree lined borders to both sides and the rear of the home keeping the garden private and well shaded on the outskirts with large open lawn space ideal for entertaining family and friends to the middle. Additional wood stores and timber storage sheds can be found as well as a bespoke timber summer house nestled towards the very corner of the garden.





Ground Floor



Floor 2



Floor 1

Approximate total area⁽¹⁾

3732 ft²

346.4 m²

Reduced headroom

324 ft²

30.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.