

Gurdon Farm
Shipdham
Thetford
IP25 7PP



ATTIK
CITY | COUNTRY | COAST

Gurdon Farm

Guide Price £1,300,000

The picturesque farmhouse & barns on 7.3 acres...

Nestled in the heart of Norfolk's countryside and set back over 200 metres from the road, Gurdon Farm presents a remarkable opportunity for prospective owners seeking a blend of idyllic rural living and exceptional development potential. This aged & enchanting farmhouse is set amidst expansive grounds of 7.3 acres and a sprawling barn complex, complete with full planning permission to convert into three separate dwellings - a truly unique prospect.

The farmhouse itself exudes character, with well-proportioned rooms that offer an inviting atmosphere. Upon entering the original part of the house, you are greeted by a spacious reception hall with exposed Tudor beams, leading to a bright lounge with an attractive brick fireplace and a dining room featuring more Tudor beams, dual-aspect windows and French doors that open onto the glorious outdoor space. The generous country kitchen is equipped with an oil-fired Aga and offers ample storage, while a separate utility/boot room houses most of the white goods and the downs stairs wc. The first floor of Gurdon Farm features well-appointed bedrooms, each offering a unique touch of comfort and charm. The master bedroom is particularly spacious, with beautiful views and equipped with an en suite bathroom. Additional bedrooms provide ample space for family and guests, showcasing exposed floorboards and some with picturesque outlooks. A family bathroom completes the upper level, offering the potential for reconfiguration to suit modern needs. Each bedroom retains a sense of character, making the upstairs a delightful retreat within this enchanting farmhouse.

The exterior boasts a substantial garden, providing the ideal setting for outdoor entertaining and relaxation. With an orchard, play area, and well-established vegetable patches, this space caters to those with a penchant for gardening and outdoor activities.

In addition to the main farmhouse, Gurdon Farm features a single-storey barn complex, totalling around 9,000 square feet across three barns, each with generous outdoor areas, on a plot of 1.26 acres, stms. These versatile structures are ripe for conversion, offering both expansive living options and the chance to create bespoke residences in a sought-after location.

A further 4.5 acres, stms, of paddock land is available by separate negotiation, enhancing the appeal for equestrian enthusiasts or those wishing to embrace a rural lifestyle.

With its tranquil setting, extensive grounds, and plentiful development opportunities, Gurdon Farm truly represents a rare find in today's market. This property promises not only a wonderful family home but also substantial potential for investment in an area rich with natural beauty.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band D. New EPC to follow, however, the recently expired EPC should be close as nothing has changed. There are various options to buy paddock land for the house and barns, call the team for more info.

Local Authority
Breckland

Council Tax Band D

EPC Rating E



TOTAL FLOOR AREA: 2075 sq.ft. (192.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency on the ground.
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