

Gurdon Farm
House
Shipdham
Thetford



ATTIK
CITY | COUNTRY | COAST

Gurdon Farm House

Guide Price £700,000

The picturesque farmhouse in the heart of Norfolk.

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.

This aged & enchanting farmhouse is set amidst the beautiful Norfolk countryside on a generous plot of 1.95 acres, stms. The farmhouse 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, a play area, and well-established vegetable patches, this space caters to those with a penchant for gardening and outdoor activities.

The paddock extends to approx. 1.2 acres, enhancing the appeal for equestrian enthusiasts or those wishing to embrace a rural lifestyle.

With its tranquil setting, and extensive grounds, Gurdon Farm truly represents a rare find in today's market. This property promises a wonderful family home in an area rich with natural beauty.

Agents notes...

A pre-recorded walkaround tour is available for this property

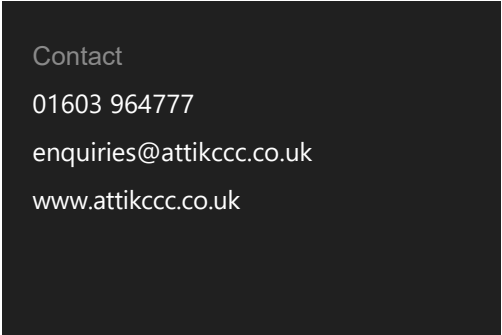
Council Tax Band D.

New EPC to follow, however, the recently expired EPC should be close as nothing has changed.

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 items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 given for their operation or efficiency on the ground.
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