



WILLOW FARM

CARGATE COMMON, TIBENHAM, NORWICH, NR16 1QH



Willow Farm is a Grade II listed Farm House set in a beautiful rural location situated near the village of Tibenham.

Willow Farm is an attractive and spacious Grade II listed former farmhouse which was extended by the current vendor but would now benefit from some updating. It comes with five stables, tack room, barns and various outbuildings set in approximately 4.46 acres (STS) in a beautiful rural location situated near the village of Tibenham. It offers a superb opportunity for those looking for equestrian or to create a smallholding.

Willow Farm briefly comprises three Reception Rooms, one of which is currently used as an office, a Kitchen and Shower Room to the ground floor and five Bedrooms and a Bathroom to the First Floor. The property has an abundance of character and original features including exposed beams and an inglenook fireplace to the Living Room.

In addition to the principal accommodation there are a range of outbuildings, workshop and stores which could be converted for a variety of purposes (STP). Willow Farm also has stables and land extending to 4.46 acres (STMS).

LOCATION

Located near Tibenham just 5.8 miles North of Diss, which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich.

SERVICES

Oil fired and solid fuel central heating. Main electrics and water connected. Drainage is via private septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band – D

AGENT'S NOTE

Please note the bottom right area of the outbuildings as shown in the aerial photo are excluded from the sale as these form a self-contained dwelling retained by the son of the current vendor.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants,



5



3



1



4.46
Acres



10
Miles









BOUNDARY PLAN

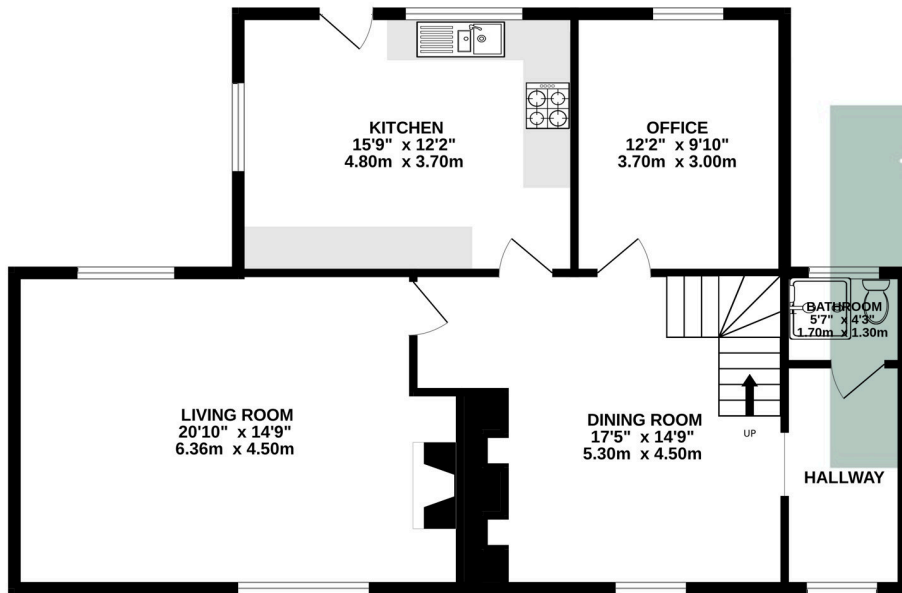


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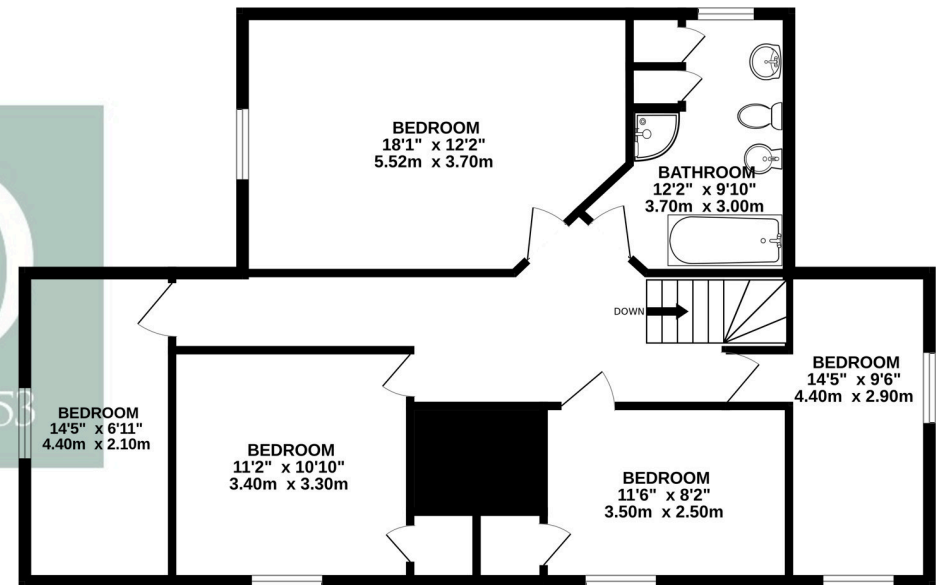
Scale 1:2000 (at A4)

FLOORPLAN - HOUSE

GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



HOUSE

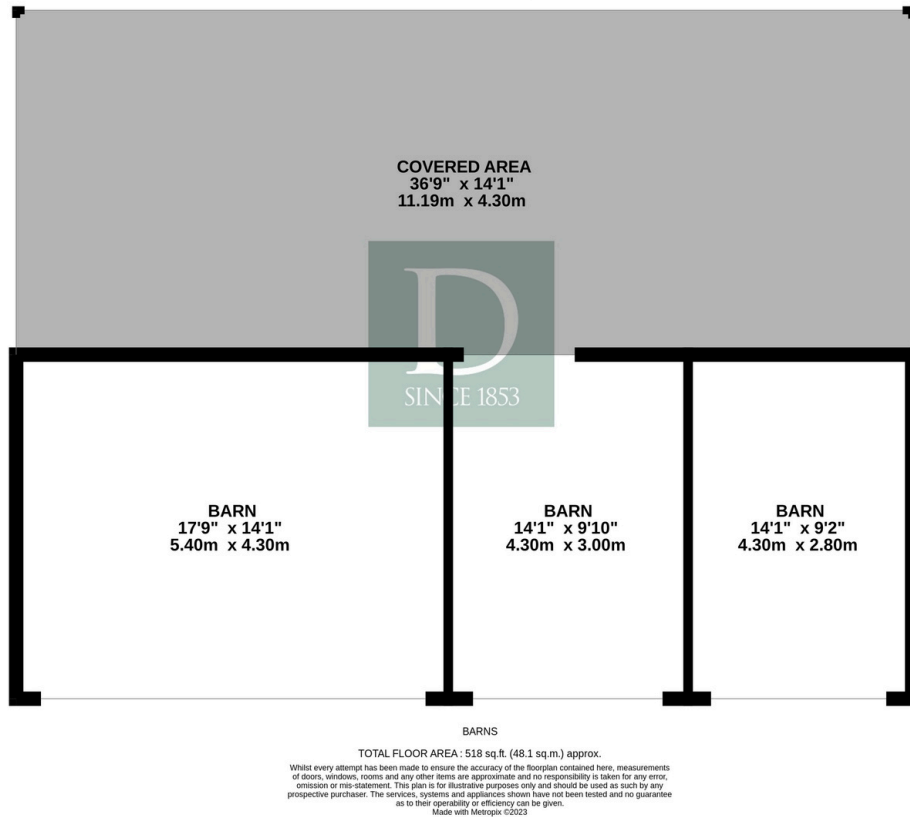
TOTAL FLOOR AREA : 1797 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

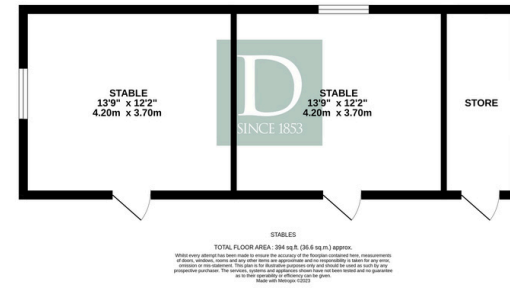
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FLOOR PLANS - STABLES AND OUTBUILDINGS

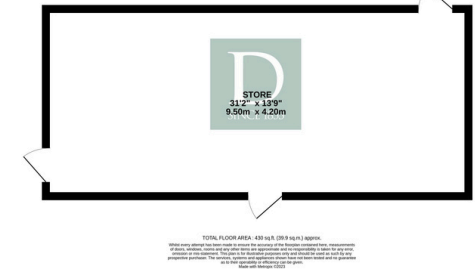
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



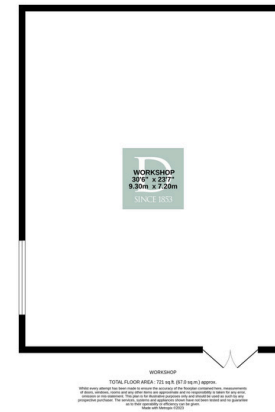
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



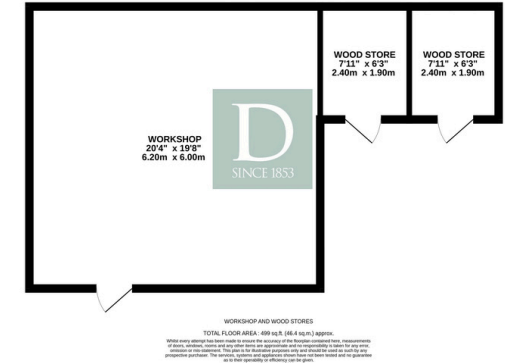
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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