



## Willow Farm

Cargate Common | Tibenham | Norwich | NR16 1QH

Guide Price £895,000

**DURRANTS**  
SINCE 1853



## Key features

- Grade II Listed Farm House
- Beautiful Rural Location
- Abundance of Charm and Character
- Two Reception Rooms
- Five Bedrooms
- 4.46 Acres (STMS)
- Stables
- Outbuildings

## Description

Willow Farm is a Grade II listed Farm House 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.

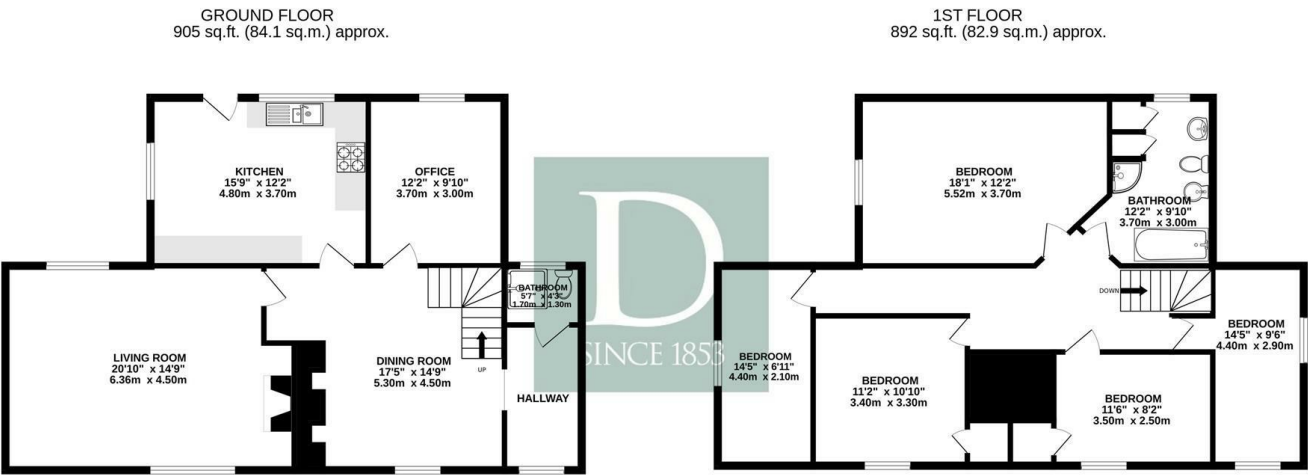
## Directions







Floor plans



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.

Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



2b Market Hill  
Diss  
Norfolk  
IP22 4WH  
01379 642233  
diss@durrants.com  
<https://durrants.com/>