



FIELD BARN

HIGH BRIDGHAM ROAD, BRIDGHAM, NR16 2QJ



A superb refurbishment opportunity consisting of a detached brick and flint barn conversion in a convenient rural setting with 1.11 acres and a range of outbuildings. It provides an exciting prospect for those seeking to live their own version of 'the good life'.

The property is a rare and exciting prospect for those looking for a refurbishment opportunity and living 'off the grid'. Superbly positioned within it's 1.11 acre plot the property consists of a brick and flint former cow barn which has been extended and also includes a lower ground floor. With a walled area to the front and a paddock to the front of that, the property has a feeling of rural France.

The front door opens into a triple aspect garden room with exposed flint wall to one side. Double doors lead into the spacious kitchen/ breakfast room with, pantry and solid fuel range that supplies the central heating. There is a sitting room to the rear with open fire and French doors to the patio. There are four bedrooms at one end of the property plus a bathroom. Stairs lead down from the inner hall to the lower ground floor which is currently open plan living space with a wood burner. Off the kitchen is a spacious utility room with door to the rear porch and access to the fifth bedroom with ensuite shower room.

There is a substantial range of outbuildings all needing work. They include a superb former glass house and a range of barns and sheds. There is a substantial single storey barn that has been converted and could be used for a variety of purposes. The grounds are a delightful feature and once restored will provide a superb setting for the property. There is a large patio immediately to the rear plus lawn areas with an array of shrubs and trees including orchard. The whole plot is bordered by mature hedging.

SERVICES

Central heating via solid fuel Rayburn, which heats radiators. Electric via generator, mains water with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band A





LOCATION

Bridgham is a small and peaceful village not far from the beautiful Thetford Forest, a mere ten-minute walk away across the river. The larger village of East Harling is a couple of miles distant with GP surgery and dentist, butcher's, a village shop and post office and two pubs. Thetford with its supermarket, cinema and well known grammar school is a 12-minute drive while Bury St Edmund's, Cambridge and Norwich can all be reached in a little over half an hour. The market town of Diss, provides a further range of facilities together with a mainline rail link to London Liverpool Street. Thetford Forest and the River Thet are a five minute walk from the house.

ENERGY PERFORMANCE

TBC

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

AGENT'S NOTE

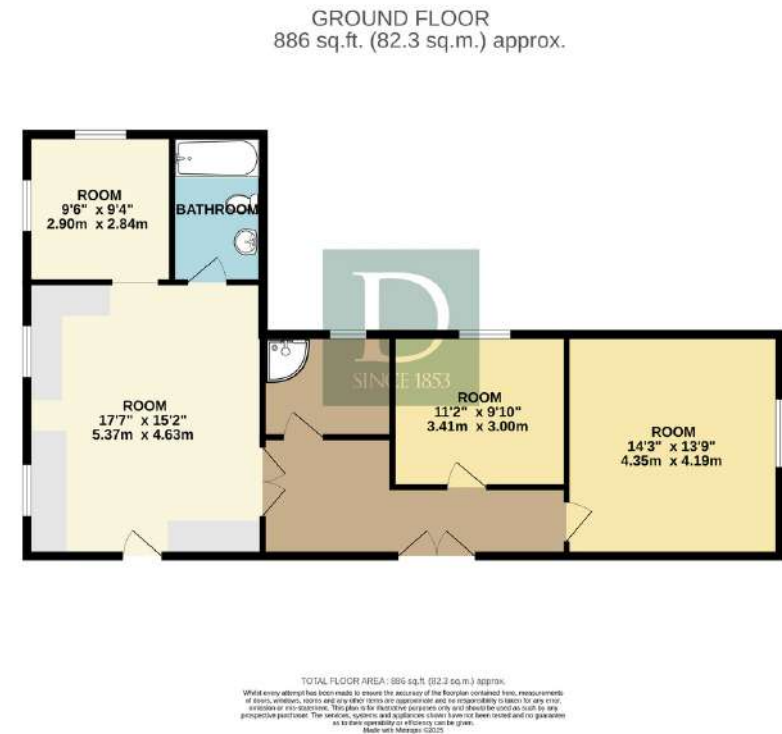
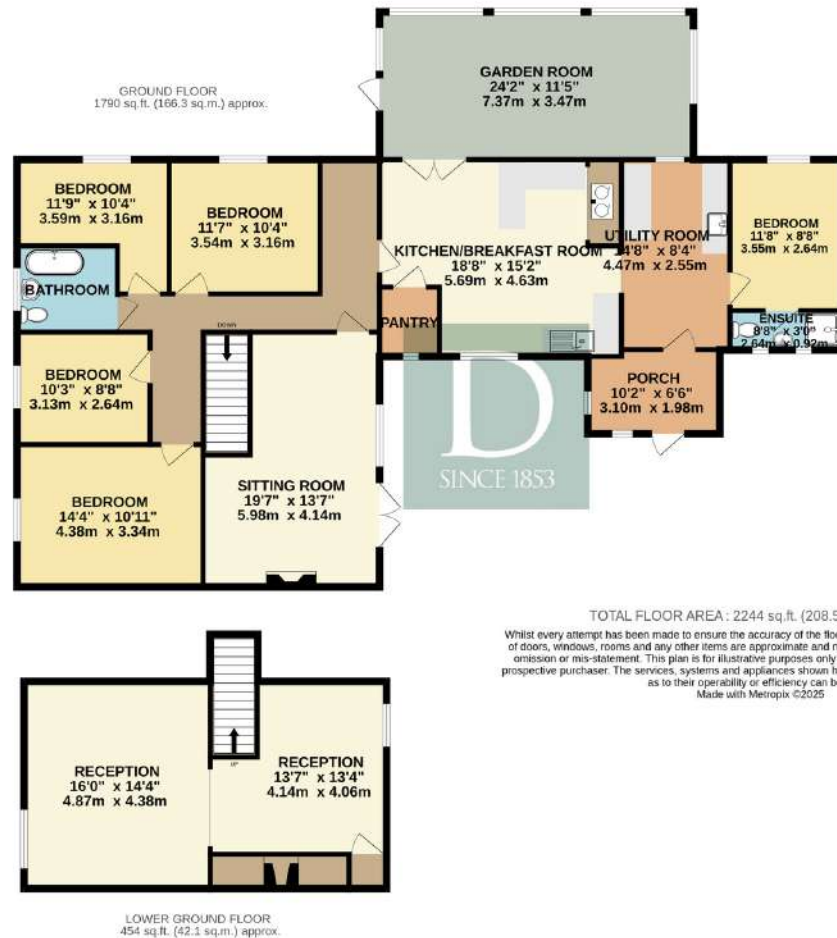
Please note there is not currently a mains electricity supply to the property and electricity is provided via a generator. The heating is currently via a solid fuel range.







FLOOR PLANS



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

IMPORTANT NOTICE

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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