





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

















5

3

1.1 Acres

7 Miles

EPC



#### 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 it's 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 GAPDEN POOM 24'2" x 11'5" 1790 sp.ft. (166.3 sq.m.) approx BEDROOM REDROOM 3.59m x 3.16m BEDROOM 11'7" x 10'4" ILITY ROOM 3.54m x 3.16m KITCHEN/BREAKFAST ROOM 4'8" x 8'4" 18'8" x 15'2" BATHROOM BEDROOM PORCH 10'2" x 6'6" 3.10m x 1.98m 3.13m x 2.64m SITTING ROOM 19'7" x 13'7" BEDROOM 14'4" × 10'11" 5.98m x 4.14m TOTAL FLOOR AREA: 2244 sq.ft. (208.5 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpian 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 ©2025 RECEPTION RECEPTION 13'7" x 13'4" 4 87m v 4 38m

GROUND FLOOR 886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA; SS6 s.p.ft (82.3 s.p.m.) approx. While every alternatives been remain to ensure the securitary of the decipien contained here, remay, ennex of devis, remains, not one of or definitions are compressed and its responsibility is sean for any ensuration or any securities. This plan is the macrotive for parties only and should be social as out by any exceptibility actives. The sections, oppositions, and applications below them content excellent and in the section of any section of the section o

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

### **IMPORTANT NOTICE**

## Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

#### CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk, IP22 4JZ

Tel: 01379 642233

Email: diss@durrants.com

