



Dairy Farm, The Hill, Trunch, Norfolk, NR28 0QA

- Semi-Detached Brick and Flint Cottage
- Plus Detached Brick and Flint Barns
- Approx. Fifth of an Acre Plot (STMS)
- In Need of Modernisation Throughout

Guide Price
£300,000 - £350,000

EPC Rating 'TBC'





Property Description

Dairy Farm is a semi-detached brick and flint cottage situated within the very heart of the popular north-Norfolk village of Trunch.

Owned by the same family since the 1970s, the cottage provides up to four bedroom accommodation, including two reception rooms, a small kitchen, separate utility room, store room, a ground floor bathroom and a first floor WC. The cottage is in need of modernisation throughout, but has huge potential for improvement.

Within the generous fifth of an acre plot (subject to measured survey) there is also a large 42' brick barn, with an adjoining former office and a 26'2 stable. Subject to relevant planning permission, these could be adapted or converted to suit the new owner.

Heating within the main property is via electric night storage heaters, and many of the windows have been replaced with uPvc double glazed units. There are gardens which run behind the barns, and a generous driveway area which provides off road parking space for several vehicles.



Agent's Note - The property is offered for sale with no onward chain.

Location

The village of Trunch is located about three miles north of the market town of North Walsham. The village itself has a church, public house and Social Club. More extensive facilities are available within North Walsham including schools and train services to Norwich. The coast is also within easy reach at Mundesley (3 miles) which also offers a nine hole golf course, school, post office and a variety of shops.

The city of Norwich is about twenty miles to the south and the region is accessible by road and rail with the A11/M11 to London and main line rail connection to London/Liverpool Street Station taking approximately 100 minutes from Norwich Station. The rapidly expanding Norwich Airport offers domestic and European flights. The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty, is to the north and includes bird sanctuaries, beaches and sailing.



Accommodation

UPvc sealed unit double glazed front entrance door opening to:

Entrance Porch

4' 10" x 4' 3" (1.47m x 1.3m) UPvc sealed unit double glazed windows to front and side, door opening to:

Sitting Room

13' 2" x 10' 8" (4.01m x 3.25m) UPvc sealed unit double glazed window to front, former fireplace (not in use), built-in cupboard housing hot water tank, further built-in storage cupboard, staircase to first floor, door to kitchen, door opening to:



Store Room

10' 7" x 3' 9" (3.23m x 1.14m) With coat hooks, shelved recess and fitted cupboard, uPvc sealed unit double glazed window to front.

Kitchen

11' x 8' 1" (3.35m x 2.46m) Fitted base cupboards, drawers and wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, built-in oven with splash back and cooker hood over, tiled floor, night storage heater, two single glazed windows and glazed door leading to the utility room, hatch in ceiling, recess and opening leading through to:





Lounge/Dining Room

21' 11" x 10' 7" (6.68m x 3.23m) UPvc sealed unit double glazed windows to front and rear, two night storage heaters, former fireplace (not in use) with York stone surround, built-in storage cupboards.

Utility Room

12' 1" x 7' 11" (3.68m x 2.41m) Plumbing for automatic washing machine, tiled floor, night storage heater, opaque single glazed window to bathroom, uPvc sealed unit double glazed door to rear and double doors to side leading out to the garden, door opening to:



Bathroom

11' 6" x 5' (3.51m x 1.52m) White suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower mixer tap, fully tiled walls, uPvc sealed unit double glazed window to rear, tiled floor, heated towel rail, fitted storage unit.

Landing

Gate to one side opening into the landing bedroom/study, doors to bedrooms two and three.

Bedroom 4/Study

10' 8" x 7' 1" (3.25m x 2.16m) UPvc sealed unit double glazed window to front, night storage heater, door opening to WC, door leading to bedroom one.



WC

Pedestal wash hand basin with tiled splash backs, close coupled WC, opaque window to landing bedroom.

Bedroom 1

11' 7" x 10' 10" (3.53m x 3.3m) plus recess. UPvc sealed unit double glazed window to rear, night storage heater, exposed beams, built-in cupboard, floor hatch from kitchen.

Bedroom 2

11' 5" x 10' 10" (3.48m x 3.3m) UPvc sealed unit double glazed window to rear, built-in cupboard and storage recess.

Bedroom 3

11' 1" x 8' 1" (3.38m x 2.46m) UPvc sealed unit double glazed window to front, night storage heater, exposed beam.





Outside

The property occupies a generous plot, extending to a fifth of an acre, subject to measured survey. As you approach along the driveway, the cottage is on the left hand side, and the driveway continues along the front of the barn and outbuildings, providing off road parking space for several vehicles.

Adjoining the cottage on the south side is a garden room measuring 14' 2" x 5' 6" (4.31m x 1.67m) and there is a small area of garden to the rear, containing a store shed.

The main barn measures 42' x 15' 4" (12.80m x 4.67m) with large double doors to the front. Adjoining this is the former office, which is 12' 11" x 8' 5" (3.93m x 2.56m) with a uPvc front door and uPvc sealed unit double glazed window. The stable measures 26' 2" x 12' (7.97m x 3.65m) with double doors to front and windows to the front and rear.

The majority of the gardens are to the rear of the barns and have been laid to lawn with well stocked shrub borders.

General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains electricity, water

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

Directions

From North Walsham take the B1145 Mundesley Road. Proceed through the village of Swafeld and at the sharp right-hand bend turn left signposted Trunch. Continue into the village and turn right at the crossroads into Front Street. The property can be found on the right-hand side, shortly after The Crown Inn.



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Floor Plans (Not to scale and intended as an approximate guide to room layout only)

