



Guiltcross Farm, NR16

Substantial family home with an adjoining three bedroom cottage

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abbotFox Bespoke presents Guiltcross Farm. Occupying an exceptional plot that affords a high degree of privacy and stunning field views, this home offers a sense of peace and tranquillity that is hard to match with a well-stocked, mature garden, detached timber garage with solar panels, large lawns and several seating areas. The outside areas are an ideal space for any keen gardener with its variety of fruit trees, flower beds, and foliage. Watching the sun set across the fields at the end of the day under the gazebo is very special and provides an ideal spot to entertain.

Internally, this home has undergone a programme of refurbishment by the current owners to perfectly blend modern convenience with character charm. The wide, inviting entrance hall, leads to two reception rooms, offering a high degree of flexibility in their use. The hall then leads to a stunning re-modelled kitchen, diner, family room/snug, featuring a cosy log burning stove, which is the hub of this home. An inner hallway leads off the kitchen to three double door storage cupboards and the lounge with another wood burning stove. The hallway leads into the boot room with an additional utility cloakroom. An internal door takes you through to the adjoining annexe/cottage.

The first floor of the main home offers four generous bedrooms, one with a full en-suite bathroom, plus family shower room. At the centre of the first floor is a stunning galleried landing, which offers far reaching views over the garden and fields and would make the ideal "work from home" space.

The adjoining cottage is currently used as an annexe accommodation and offers a private front garden and entrance, lounge with a log burning stove, dining room and kitchen to the ground floor. The first floor comprises; three bedrooms and a shower room off the landing. The rear garden could easily be portioned to offer a private area if required. The cottage would make an ideal holiday let, subject to planning permission.

KEY FEATURES

- Guide Price £800,000 - £825,000
- Exceptional family home with adjoining cottage
- Ideal for multi-generational living or income generation
- Stunning mature gardens
- Sought after location within easy reach of nearby villages with amenities
- Open field views to the rear
- Highly flexible layout
- Character features throughout

SITUATION

Kenninghall is a charming village situated in the South of Norfolk in the triangle between Attleborough, Diss and Thetford. The village is filled with rich histories of a regal past. It is thought the name Kenninghall derives from 'Cyning-Halla', which translates to King's Hall. The now elapsed Kenninghall Palace was the residency for the Dukes of Norfolk, before Henry VIII seized the stronghold and presented it to his daughter. Historians claim that legendary Queen Boadicea also had links to Kenninghall and may have lived at Candle Yards.

The village has two public houses, a well-stocked shop with delicatessen and post office, a doctor's surgery and primary school. The market town of Diss is approximately 7 miles to the east offering a range of amenities and a train station with a 90-minute service to London Liverpool Street. Bury St. Edmunds and Norwich are both approximately 45 minutes away by car.

SERVICES

Boiler and radiators, oil, mains water, private sewage

LOCAL AUTHORITY

Breckland Council

COUNCIL TAX BAND

C

TENURE

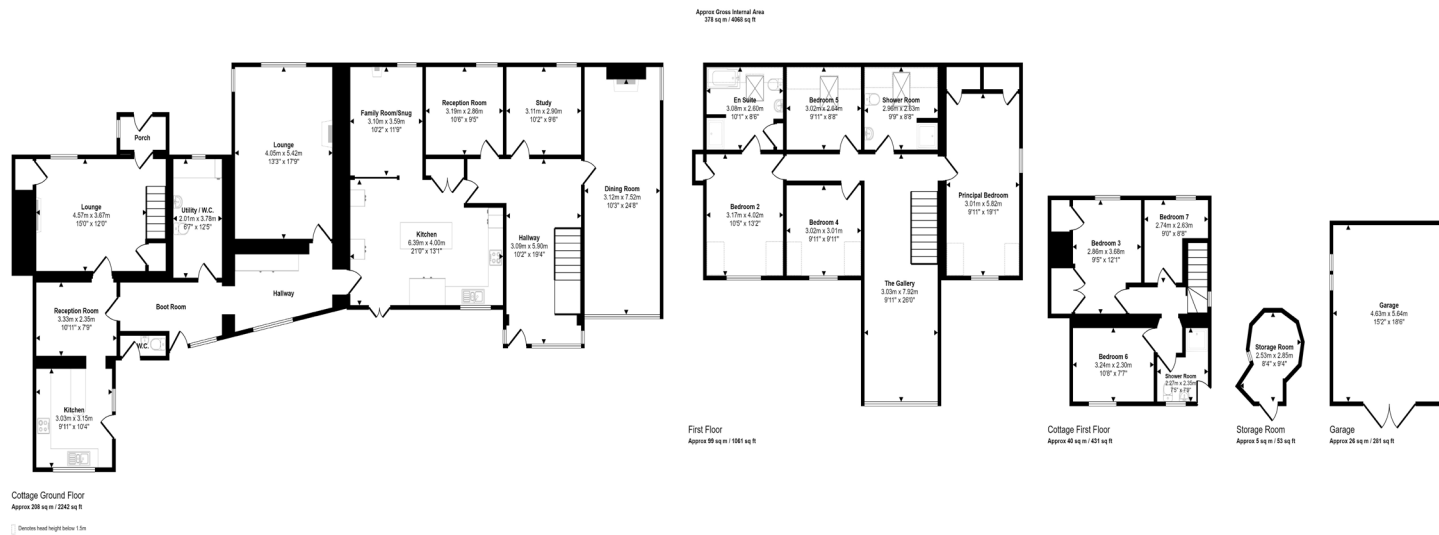
Freehold





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