



Church Farm House  
The Green | Old Buckenham | Norfolk | NR17 1RR

# CHARACTER PROPERTY WITH LAND



If you love country life but not rural isolation, Old Buckenham is the village for you! There's plenty going on here, and the situation of this charming four-bedroom historic cottage couldn't be more central – it's right on the green. Equestrians note – a one-and-a-half acre paddock comes with the property and borders Old Buckenham Stud.







# KEY FEATURES

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- Detached Period Farmhouse with Original Features
- Situated on Old Buckenham Green
- Garden and Paddock of over 1.5 Acres (stms)
- Four Bedrooms (One Ground Floor)
- Attractive and Spacious Kitchen Breakfast Room
- Two Reception Rooms
- Annexe Potential
- Separate Utility Pod
- Range of Timber outbuildings
- Long Gated Driveway with Plenty of Parking

If you have any reservations about the level of maintenance a period property requires, set them aside! The owner has carefully overhauled, replaced and redecorated just about all aspects of this large cottage while sensitively retaining all its historic features. All finished to a high standard throughout. Situated on Old Buckenham's huge village green, the property is set back up a long drive and behind a five-bar gate. Your first glimpse is of a double-fronted house, creamy render under glossy black pantiles and with cottage-style multi-paned casements – pretty as a picture. The central front door leads into a small entrance hall but you'll more likely enter from the other side of the house into a newer reception hall, part of a more recent addition.

On the ground floor, accommodation consists of two large rooms which are thought to date from around 1750 and certainly the stout oak ceiling joists on display in the dining room suggest such. Behind these two rooms is a kitchen extension, while across the more recent reception hall is a newer master bedroom with en-suite shower room and would make an ideal granny annexe or holiday let, attached to the main house but well separated and independent. The two original reception rooms flank the wide central brick chimney stack and each benefit from huge inglenook fireplaces. In the dining room hearth is a woodburning stove while in the snug on the other side of the chimney is a Stovax multifuel stove meaning you can enjoy open fires too. Some of the wood for these fires could come from the property. There is a pleasing integrity to the treatment of these spaces, upstairs and down. Walls are freshly decorated, floors are treated boards, doors are solid oak. This clean, stripped-back style successfully increases the sense of space while retaining plenty of historic atmosphere.

The lovely kitchen was refitted just last year when some major changes were made. Shaker units in pale cream support oak counters and a double-width pair of Belfast sinks. There is an integrated dishwasher in the kitchen.







# KEY FEATURES

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Enthusiastic cooks will thrill at the sight of the Rangemaster 110 stove in cheery cherry red. The ideal dual fuel combination comprises a six-ring gas hob, two electric ovens and one grill. Above it is the room's other standout feature – a stunning picture splashback. As wide as the stove itself, it's sure to be a talking point. Overhead a Velux skylight admits plenty of natural light while its triple-glazed aperture controls the temperature, keeping the kitchen cool in summer and warm in winter. There's plenty of space for a sizable table and chairs in this sociable space, the more so because the understairs space has recently been converted into a splendid – and much valued pantry.

## Exploring Upstairs

An open staircase in the kitchen, also in natural wood, rises to the first floor. Here are three bedrooms, a family bathroom and a separate shower room which was refitted just this year. Warm polished floorboards and fresh white walls continue the airy feel of this home. The middle bedroom, a single, is currently in use as a home office while the two at either end of the landing are good-sized doubles. The bathroom is tucked under the eaves and flooded with light from a well-positioned skylight.

## Separate SMART Utility Room

A recent addition has been a separate utility building, installed by SMART Modular Buildings. Keeping laundry out of the kitchen is always a good move. This detached room, however – with power and water – would make an excellent work-from-home space if one were needed.

## Step Outside

A suntrap of a terrace occupies a south-facing spot outside the rear entrance. Here is all privacy and seclusion with a safe space for children or dogs to play. A short distance away is a large workshop. At over 500 square feet, there is plenty of scope to deploy this building in a number of ways. It has power running to it and connecting water would be a simple improvement. Those with ponies might see potential as a stable. The garden adjoins a very long paddock, divided partway by a fence. Here is over an acre of grassland which has been home to ponies in the past.

## On The Doorstep

This well set up village benefits from two pubs, a shop and post office and (sounding too good to be true) a wine refill shop. With its enormous green, it really is one of the most picturesque villages around. No wonder it has been called Norfolk's most up-and-coming village.















































# INFORMATION

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## How Far Is It To

The market town of Attleborough is just five minutes away and has a station on the Breckland Line which connects Norwich to Cambridge. Diss, with supermarkets, boutique shops and the Corn Hall arts venue is about a quarter of an hour away by car. From here trains depart for London reaching Liverpool Street in as little as one hour, 21 minutes.

Directions: From Norwich: Leave Norwich on the A11 Newmarket Road bypassing Wymondham. Take the B1077 exit signposted Attleborough and Diss and upon reaching the centre of Attleborough continue to follow signs for the B1077 towards Diss and Old Buckenham. Upon entering the village of Old Buckenham, proceed through the centre of The Green, before taking the first turning on your left, whereby the property can be found on the right hand side.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///golf.norms.pillow](https://golf.norms.pillow)

## Services, District Council and Tenure

Oil Fired Central Heating, Mains Electricity & Water, LPG for Oven, Private Drainage.

Broadband Available – Current Provider is BTsee [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability

South Norfolk District Council - Tax Band E.

Freehold





**The Green, Old Buckenham NR17**

**TOTAL APPROX. FLOOR AREA 2,065 SQ.FT, 191 SQ.M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		







# FINE & COUNTRY

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