



Elizabethan Cottage
Heath Road | Winfarthing | Norfolk | IP22 2EU

A RARE RENOVATION PROJECT



Set amidst the tranquil countryside of Winfarthing, this unique property presents a rare and exciting opportunity to restore a characterful home to its full potential. Nestled on a generous plot in one of Norfolk's most peaceful villages, this detached residence invites those with vision and creativity to transform it into a truly special home.



FINE COUNTRY
FOR SALE
01279 644000

KEY FEATURES

- A wonderful development opportunity
- A plot of approximately .25 acre (stms)
- Grade II listed three bed cottage
- Fantastic country views
- Detached
- Parking for multiple vehicles
- Beautiful character features
- Close to the amenities of Diss
- Access to country walks
- No Chain

Detached period property in need of complete renovation

Excellent potential for extension or reconfiguration (STPP)

Generous garden offering space and privacy

Original architectural features ready to be revitalised

Quiet village location with a strong sense of community

Easy access to Diss (mainline rail to London), Norwich and the A140

The property requires a comprehensive programme of works, making it ideally suited to developers, self-builders, or those seeking to create a bespoke countryside retreat. Whether you're dreaming of restoring a period home or crafting a contemporary space behind a traditional façade, this blank canvas offers boundless potential subject to Planning Permission.

Location

Winfarthing is a sought-after village known for its unspoilt rural charm and proximity to the historic market town of Diss, just a short drive away. With excellent schools, local amenities, and mainline rail links within reach, this is an ideal setting for both countryside seclusion and practical connectivity.





INFORMATION



Mains Electricity and Water

Drainage - prospective purchasers will need to satisfy themselves as to the drainage we are informed that here is a septic tank at the property.

Local Authority: South Norfolk District Council
- Band D

Tenure: Freehold

Directions.

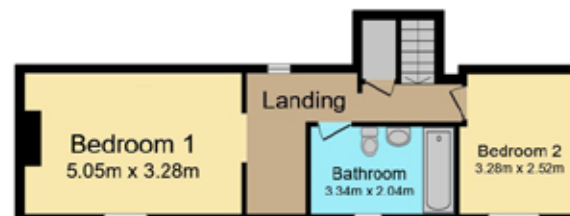
From Diss head north on the B1077 through Winfarthing and take a right on to Heath road. The property is on your left.

What Three Words Location

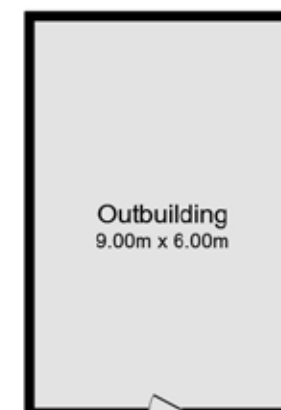
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words `/// builder.altitude.relief`



Ground Floor
Floor area 96.0 sq.m.



First Floor
Floor area 43.9 sq.m.



Outbuilding
Floor area 53.8 sq.m.

Total floor area: 193.7 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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