



Gowers Farm
Low Road | Bunwell | Norfolk | NR16 1SD

FINE & COUNTRY

A TALE TO TELL



“This is a house packed with history and brimming over with stories. Dating back to the 1400s, with an extension from 1510, it really is a remarkable property full of character. A pretty walled garden and tranquil position adds to its appeal, as does the pasture leading down to the river. Just 20 minutes from Norwich, Wymondham and Diss, when you do reluctantly head out from home here, you'll not need to go far.”



KEY FEATURES

- A stunning Clay Lump, Grade II Listed, Thatched Property situated in the South Norfolk Village of Bunwell
- Four Bedrooms; Bathroom and Shower Room
- Handmade Kitchen/Breakfast Room with Pantry
- Separate Utility/Boot Room
- Two Reception Rooms and a Snug
- Beautiful Character Features Throughout with Brick Fireplaces, Beams and Wooden Latch and Brace Doors
- Double Fronted Oak Garage and Cart Shed
- Walled Secluded Gardens With Courtyard and Feature Well
- The Grounds extend to 1.02 acres (stms)
- The Accommodation extends to 1,825sq.ft
- EPC Exempt

When the 'modern' part of the property is from 1510, you know you'll get a whole lot of character! This unusual home has been in the same ownership for over 20 years and beautifully balances original features with a layout and finish that's perfect for today's lifestyles.

Through Centuries And Generations

The owners had just been to view a barn conversion when they first drove by what is now their home and commented on how pretty it was. They had no idea it was on the market until they were looking at houses for sale later that day and caught sight of the details – it was clearly meant to be! At the time, the house was relatively untouched, which is why the features are so well preserved, so the owners have updated and improved it without compromising on the character and charm. There's a gorgeous handmade kitchen, power shower and stylish bathroom, double fronted oak garage and cart shed, new boiler, log burner, electrics and more. They have also taken good care of the roof, rethatching some and re-ridging the rest, so the roof should have many healthy years of life ahead of it. One of the things the owners love is the sense that they are custodians of the property, and they like to think of the many families who have lived here over the centuries, and the ones who will live here in the years to come.





KEY FEATURES

Characterful and Cosy

The property is of clay lump construction and the brickweave extension was built to store meat and dairy and still has the original shutters to keep out the light. They make the room, now a snug, feel lovely and cosy on a cold night, while in summer, the triple aspect room is a delight. The Aga kitchen has a log burner so that too is wonderfully toasty when it's cold outside, while the thick walls of the property keep it cool in summer. You also have a very handy, utility/boot room found just outside the kitchen back door. There are two formal receptions, either side of the entrance hall, which means you can have a formal dining room and sitting room as well as the snug. All three receptions are heavily timbered and packed with character and the two older rooms have gorgeous brick fireplaces. There's a little study nook too – the perfect place to tuck yourself away. Upstairs, there are four bedrooms, one currently a dressing room, a bathroom with roll-top bath and a shower room too. Overall, the house is much lighter than you might expect from the mullioned windows and thatched exterior.

Accessible Countryside

The third of an acre walled garden is lovely and secluded. The owners find the courtyard comes into its own from spring, while in the summer, the garden bursts into life. There's abundant birdlife in the garden and plenty of wildlife in the pasture over the road, with hares chasing one another and deer passing by in the mornings. The owners have rented land to the riding school down the road and like having horses grazing within view, but you could use the land as a smallholding or simply as a place to relax and unwind in peace and quiet by the river. There are more horses going along the road than cars here so it's very peaceful. The Tas Valley Way provides numerous footpaths near the house. When you do need to go out and about, you'll find the house is well positioned, around 20 minutes from Norwich, Wymondham and Diss. The owner used to commute to London daily and loved being able to leave the hustle and bustle of the city behind, returning to this tranquil setting. The Suffolk coast is less than an hour away, with Southwold a favourite of the owners, while the village of Long Stratton is a short drive from the front door and has everything from a library and doctor's surgery to takeaways, vets and 'Goodies' fabulous farm shop.





























INFORMATION



On The Doorstep

Within Bunwell you have a village shop and post office, primary school and village hall whilst the neighbouring village of Spooner Row has the very popular gastro pub, The Boars and a train line to both Cambridge and Norwich. The market town of Wymondham is only a short drive away where you have a vast array of high street stores, supermarkets, a superb range of schooling, surgeries, public houses and a leisure centre. In the other direction is the equally convenient market town of Attleborough with its amenities matching those of Wymondham.

How Far Is It To?

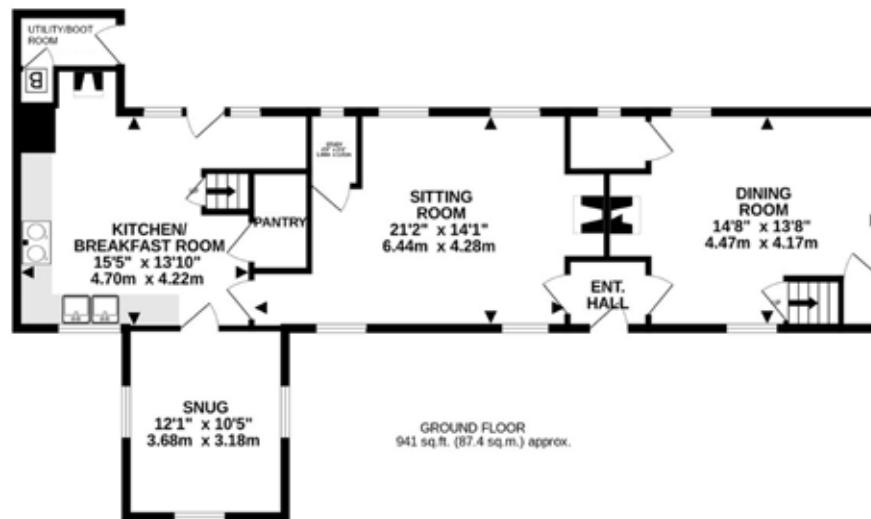
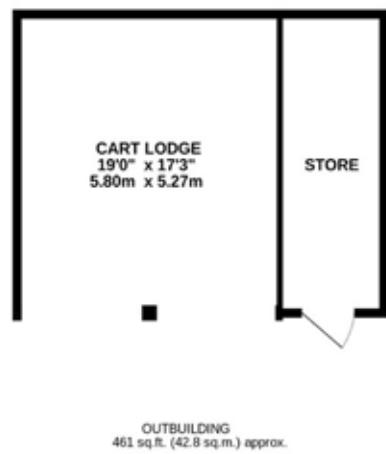
The cathedral city of Norwich is 8 miles to the north with its International Airport and ever-increasing shopping facilities including the stunning Chantry Place. The historic city of Cambridge can be found to the south (45 mins) with its famous university. From the market town of Diss (10 miles) you have a direct main line rail link to London Liverpool Street. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (1 hr) with its quaint villages and sandy beaches.

Directions

Leave Norwich on the A140 Ipswich Road and take a right hand turn onto the B1113 Norwich Road. Follow this road through the villages of Mulbarton and Tacolneston. After passing Bunwell village hall, take the left hand turn signposted Bunwell Hill into Wood Lane and then turn left at the end of the road. Follow the road round and then turn right down Hall Road, then turn right at the bottom of the hill into Low Road and the property will be found 100 yards on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council – Council Tax Band F
Freehold



FLOOR AREA - HOUSE (EXC. GARAGING) : 1825 sq. ft. (169.5 sq. m.) approx.

TOTAL FLOOR AREA : 2285 sq.ft. (212.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk

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