Money Properties

01953 423006

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Money House, 17/18 Market Place, Wymondham, NR18 0AX

Tabernacle Lane, Forncett St Peter (flexible home with enormous potential). NR16 1LE

Offers In Region Of £565,000

4 2 3









A rare opportunity to acquire the former Old Trowel & Hammer, a characterful historic village property offering generous and flexible accommodation, a private garden of approximately 0.25 acre and an extensive range of outbuildings, garage and workshop space .Dating from the 19th century, the property has retained much of the character of its former life as a public house. The accommodation is currently arranged as a four-bedroom home, with additional study/dressing-room areas that provide scope for the layout to be adapted to suit requirements.

Tenure: Freehold EPC: D Council Tax: E

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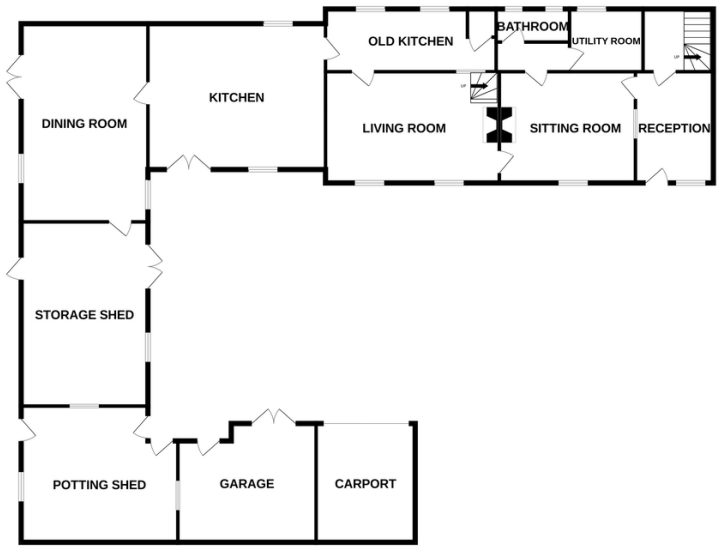
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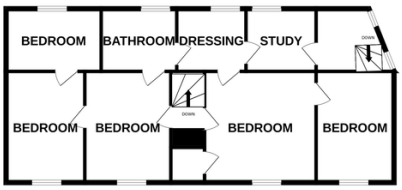
Key Features

- An opportunity to own a historic former public house in a sought after Village
- Offering approximately 3000 sq ft including outbuildings and garage / workshop
- Set in the heart of Forncett St Peter, close to the village's remaining public house
- Sitting on a generous 0.25 acre plot with a fully enclosed garden 70ft x 50ft
- Reconfiguration would be required for the property to fulfil it's full potential
- With thoughtful redesign, the property could provide a self contained annexe or holiday let
- Two further bedrooms with ensuites one or both with a walk in dressing room
- A guest bedroom with use of a downstairs bathroom and a stunning Kitchen with access to enclosed garden
- With no forward chain, it is a unique and flexible home with enormous potential, ready for its next chapter.
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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