



Long Row | Tibenham | NR16 IPA

Price Guide £450,000

twgaze

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Grade II listed farmhouse set in approximately 2.3 acres with a range of outbuildings. Opportunity to develop subject to planning

- Grade II Listed 3 bedroom 17th century farmhouse set in 2.3 acres approx
- Range of outbuildings including a large timber frame barn
- garage and other metal workshops.
- Opportunity to develop site subject to planning.

Location

Tibenham has a church and public house, the nearby villages of New Buckenham and Bunwell have local shops and a little further afield are the market towns of Wymondham (10 miles) and Diss (7 miles) both of which are well served, and with Diss providing a commuter rail service to London Liverpool Street in around 90 minutes. For greater cultural variety, the fine city of Norwich is just 16 miles to the north and has an international airport.





Property

This Grade II listed property sits centrally in the plot with a range of barns and workshops available. The house comprises of three bedrooms with two further rooms upstairs currently accessed off a stairs near the back door. The property is currently three bedrooms but has the potential for The property was updated in the 1960's and has had very little modernisation since offering the new purchaser the opportunity to add their own stamp to it. The property offers two large reception rooms alongside a sizeable family kitchen. The property has retained a the original dairy which is now being used as a boot room/utility to the rear entrance.

Outside

The main barn is 1648sqft and is a mixture of brick and timber frame under a pantile roof. Other buildings on the site include various workshops including two large metal stores which are fairly modern and good order. There is an orchard to the side and the garage 10.7m x 5.9m.

Services : Mains water, electricity and drainage are connected to the property. Oil fired boiler providing heating to radiators and domestic hot water.

AGENT NOTE: Additional land is potentially available. Please speak to one of our agents for further information.

Directions: What3words/// circle.musical.flashback

Viewing Strictly by appointment with TW Gaze.

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Freehold

Ref: 2/19711



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(11-28) F			
(1-20) G		13	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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