



College Farm
Dickleburgh Road
Rushall IP21 4RX

twgaze



Guide Price £1,100,000



- Grade II Listed 17th Century farmhouse
- Wealth of exposed timbers and original character features throughout
- Detached two-bedroom cottage
- Substantial timber-framed barn extending to approximately 1,832 sq ft
- Triple-bay cart lodge
- Approximately 6.3 acres (sts)
- Exceptional lifestyle, equestrian or smallholding opportunity
- ** Viewing highly advised**

Location

Rushall is a rural South Norfolk village found just a few miles west of Harleston. Whilst the village is small, it has a local pub/restaurant and accommodation (The Half Moon Inn), with the neighbouring village of Dickleburgh providing support with a convenience store stocked with everyday essentials. Diss and Harleston are both in easy reach, with the former having national retailers and supermarkets including Aldi, Tesco and Morrisons. There is also a mainline railway station on the Norwich to London Liverpool Street line. Harleston is a small, yet pretty market town, with various Georgian buildings dotted through the centre, along with numerous local shops, businesses, cafes and bistros. The town centre has a useful Co-op supermarket.

The Property

College Farm is an exceptional and highly attractive Grade II Listed 17th Century farmhouse of considerable architectural merit, accompanied by a substantial timber-framed barn, detached cottage and an extensive range of outbuildings set within approximately 6.3 acres (sts). Rich in character and history, the property displays many fine original features including exposed timbers, oak panelling, traditional wide floorboards and impressive roof structures. The principal house is of plastered timber-frame construction beneath a steeply pitched gable-ended roof clad with black glazed pantiles. The handsome façade is complemented by traditional mullioned and transomed casement windows, sash windows with glazing bars, distinctive entrance doorways and an impressive off-centre brick chimney stack with diagonally set shafts. The attic windows within the gable ends further enhance the property's distinctive appearance. Combining substantial family accommodation, a detached cottage, equestrian facilities and versatile outbuildings, College Farm offers a rare opportunity to acquire a significant period home in an attractive rural setting.



The Farmhouse

Upon entering the property, a welcoming reception hall provides access to two beautifully proportioned formal reception rooms. To one side is an elegant sitting room, whilst opposite lies a stunning oak-panelled dining room, both offering excellent entertaining space and displaying a wealth of period character. Beyond, a further panelled inner hall provides access to a useful home office/snug, together with stairs leading down to the cellar and a substantial walk-in pantry. The kitchen lies to the rear of the property and is generously proportioned, opening seamlessly into an attractive breakfast room that enjoys views over the surrounding grounds. A rear lobby provides practical everyday access and leads to a useful ground floor shower room and boot room. The first floor is approached via a magnificent wide staircase adorned with traditional oak floorboards and framed by fine exposed timbers. The principal bedroom is particularly impressive, benefiting from dual-aspect windows and generous proportions. In total there are six bedrooms on this floor, comprising five doubles and a further single bedroom. One of the bedrooms enjoys the benefit of an en-suite facility, whilst the remaining accommodation is served by a family bathroom. Occupying the second floor are two remarkable attic rooms situated either side of the central chimney stack. These rooms extend across the full width and depth of the original house footprint and benefit from excellent head height owing to the steeply pitched roof. The accommodation is enhanced by spectacular exposed roof timbers, creating atmospheric and highly versatile spaces suitable for a variety of uses.

The Cottage

Positioned away from the principal residence and enjoying its own enclosed garden, the attractive detached cottage offers excellent secondary accommodation and is currently let. The cottage comprises a living room, kitchen, two bedrooms and a bathroom. Given its separation from the main house, it presents a wonderful opportunity for use as an annexe for independent ancillary accommodation, multi-generational living, guest accommodation or, subject to any necessary consents, as a holiday let. Its private setting and established garden allow it to operate independently from the principal residence whilst still remaining within the overall holding.

Outside and Outbuildings

The approach to College Farm immediately conveys the versatility of the holding. A driveway leads past the cottage and onwards to the extensive range of traditional and modern outbuildings which serve the property. The substantial timber-framed barn is a particularly impressive feature, extending to approximately 1,832 sq ft and offering excellent storage, workshop or agricultural space. Adjacent

to the barn is a heated office building, providing an ideal separate workspace for those working from home or running a business from the property. Equestrian and agricultural facilities include a stable block measuring approximately 4.1m x 9.5m, fitted with internal steel stable partitions. There is also a small tack room together with three further traditional clay lump stable buildings. A triple-bay cart lodge provides further covered storage and parking, whilst the courtyard offers extensive parking for numerous vehicles, trailers, horseboxes or agricultural machinery.

Gardens and Grounds

The grounds at College Farm are a particular feature of the property, offering a wonderful blend of formal gardens, productive areas and open pastureland. Immediately adjoining the kitchen is an enchanting cottage garden, undoubtedly one of the most charming areas of the property. A traditional lavender-lined brick pathway meanders through colourful borders to a secluded seating area surrounded by beautiful peonies, traditional English roses and foxgloves. An attractive archway leads through to a larger area predominantly laid to lawn, incorporating a small orchard with a variety of fruit trees. Beyond this lies the majority of the acreage, enclosed by established hedgerows and offering excellent amenity, grazing or lifestyle opportunities. Importantly, there is independent vehicular access to these grounds via the side of the cottage, allowing larger equestrian, agricultural or maintenance vehicles to access the land without disturbing the principal gardens.

In total, College Farm extends to approximately 6.3 acres (sts), providing a rare combination of historic charm, practical outbuildings and versatile land suitable for a variety of uses.

Services: Mains water and electric are connected to the property.

Mains Drainage. Oil Fired Heating

How to get there: What3words: ///spans.hood.lines

Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

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

Ref: 2/20081







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Ponds

Rushall

6.30 ac

Drain

College Farm

Pond

The Cart Lodge

Pond

Pond

Harleston Road

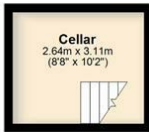
35.4m

Scotland Yard

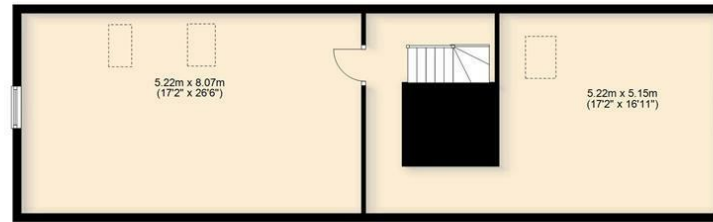
The Stable



Basement
Approx. 8.2 sq. metres (88.4 sq. feet)



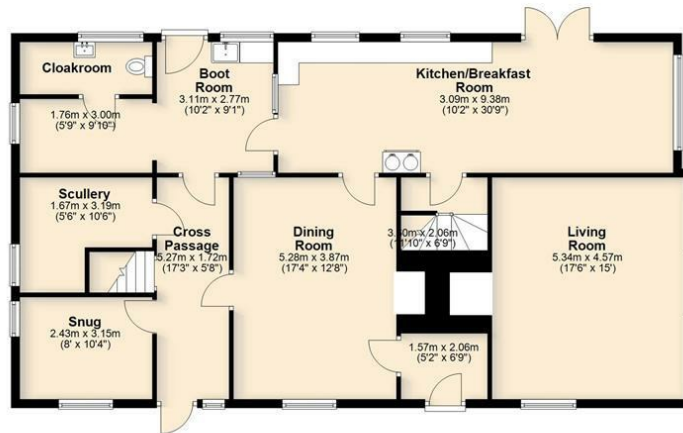
Second Floor
Approx. 84.5 sq. metres (909.7 sq. feet)



Annexe Ground Floor
Approx. 65.4 sq. metres (704.3 sq. feet)



Ground Floor
Approx. 132.7 sq. metres (1428.2 sq. feet)



First Floor
Approx. 142.4 sq. metres (1532.8 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 sq. feet)

Important Notice

TW Gaze for themselves and for their Client give notice that:-

Total area: approx. 367.8 sq. metres (3959.1 sq. feet)

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk
www.twgaze.co.uk

