



Old Hall & Barns at Old Hall  
Diss Road | Tibenham | NR16 1QQ  
Offers Over £800,000

twgaze

# Old Hall & Barns at Diss Road | Tibenham | NR16 1QQ Offers Over £800,000

This finely timbered Grade II Listed 5 bedroom property sits nestled in a peaceful location in the outskirts of the popular village of Tibenham. The property features an extensive range of barns with potential for development subject to planning.

## Tax Band G

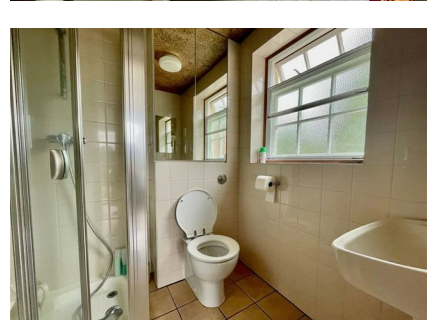
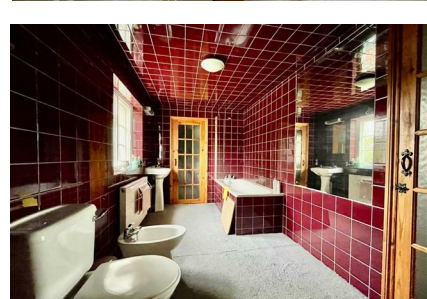
- Grade II farmhouse set in 2.5 acres
- Peaceful location
- 5 spacious bedrooms
- Range of barns with potential for development

## Full Description

### Location

Set down a long private track the Old hall is situated on the outskirts of the village. Tibenham is a rural, South Norfolk village located 6 miles to the north of Diss. The village is well supported by neighbour's villages, such as New Buckenham and Bunwell, whilst the small town of Long Stratton is also close by and benefits from a good range of amenities including shops, supermarket, public houses and take aways. Diss is the nearest larger town and as you would expect, caters for a wider range of needs, including primary and secondary school, as well as useful transport links, such as main line railway station into Norwich, Ipswich and London Liverpool St.





### The Property

Situated in the picturesque and rural village of Tibenham, this exceptional five-bedroom Grade II Listed period property sits proudly in the centre of a plot which extends to just over 2.5 acres. The original house dates back to the C17 with the later addition of a C19 central porch with attractive stepped gables. The house is set amidst a peaceful countryside setting, offering the perfect retreat while still being within easy reach of essential amenities and major transport links.

Upon entering, one is immediately struck by the wealth of period features that define this charming home. The timbered structure, with its beautifully preserved exposed beams, serves as a reminder of the property's rich history. The reception rooms are equally large in proportion and include a large sitting room with an attractive inglenook fireplace providing ample space for relaxation and entertaining.

### Barns

The extensive range of barns and outbuildings are particularly noteworthy due to the potential for development. These traditional barns, full of character and equally finely timbered in their own right, present an exciting opportunity for development, subject to the necessary planning consents.

### Outside

The grounds extend to approximately 2.5 acres, where mature trees, sweeping lawns, and well-tended gardens provide a beautiful backdrop to this delightful property.

How to get there: What3words: ///feasts.throat.raking

Services: Mains electricity is connected. Oil Boiler. Private drainage and Water.

Viewing: By appointment with TW Gaze.

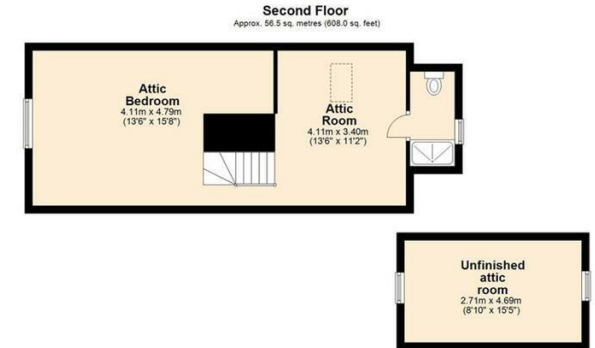
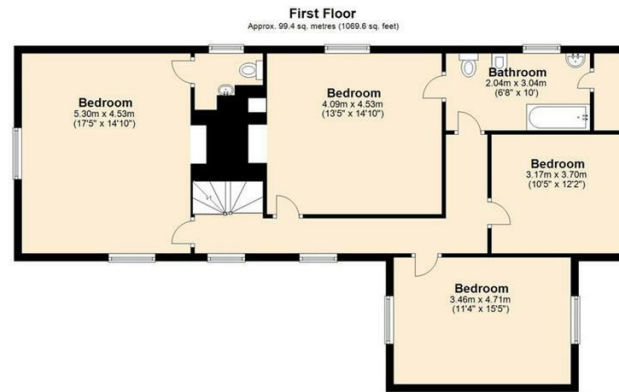
Council Tax band: G

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: 19669/MS/KH



Total area: approx. 258.9 sq. metres (2787.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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