



CHERRY TREE BARN
LODGE ROAD, TIVETSHALL ST. MARGARET. NR15 2AX



A superbly refurbished 2 bedroom detached barn conversion with separate spacious 1 bedroom single storey annexe in the middle of 1.17 acres of delightful gardens and grounds.

The property is a beautifully presented and modernised detached two bedroom barn conversion with two ensuites. There is space to extend subject to planning permission and a superbly appointed detached 1 bedroom single storey annexe.

The main barn consists of an open plan kitchen/dining/living space that interconnects with a separate sitting room. The kitchen is comprehensively fitted with an attractive range of wall and base units, integrated appliances and an island. There is a lobby/utility area and w.c. On the first floor are two vaulted double bedrooms both with ensuites.

There is an excellent detached single storey barn style annexe with open plan living room/kitchen and a bedroom with ensuite wet room. This would be a great space for multi-generational living or holiday let. The vendors have been running it as a successful AirBnB and it has its own large terrace and a private garden area.

The grounds are a real highlight of

the property. It is approached from the road by timber gates leading to a large parking area in the middle of both barns. The properties sit in the middle of the 1.17 acres. There is a large grass area to one side with an attractive pond and former menage that the vendors have turned into a wonderful kitchen garden. There is a large paved terrace for alfresco entertaining leading on to a lawn with an array of well-stocked borders. In addition there is an open barn/stable building used for garden storage.

SERVICES

Oil fired central heating. Mains water and electric. Private drainage via treatment plant. 1GB fibre broadband (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council & Tax Band C

VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants in Diss, please call 01379 642233.



3

2

3

1.17



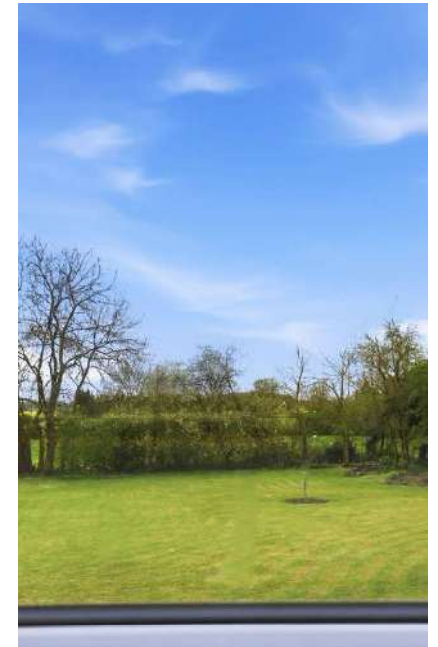


LOCATION

Tivetshall St Margaret is a popular village with good road links to Norwich and Diss and includes its own Primary School. There is a Public House, which is very popular, a Post Office, Village Hall and Local groups. The market town of Diss is approximately 6 miles away and offers excellent amenities including schools, three supermarkets, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

AGENT'S NOTE

Please note the accommodation is combined to give total numbers. The main barn consists of 2 bedrooms with ensembles and the annexe is 1 bedroom with an ensuite. The square footage is the combined total.



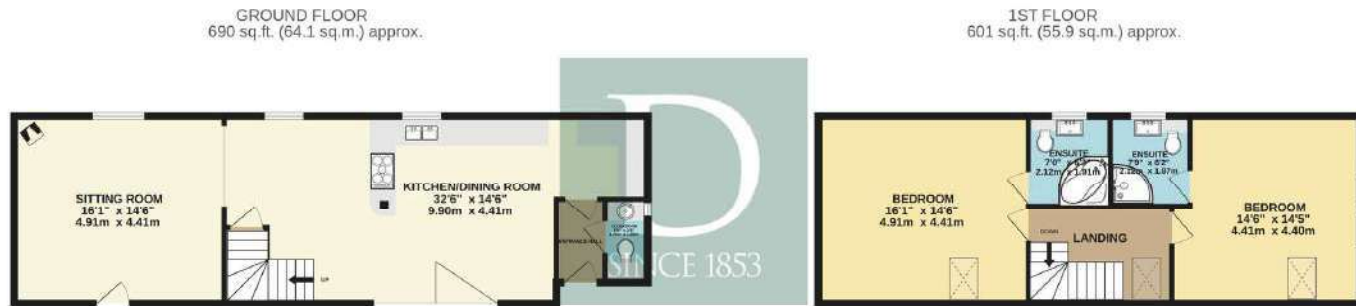


AIRBNB
INCOME
POTENTIAL





FLOOR PLAN



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.

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.
Made with Metropix ©2026

BOUNDARY PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : 01379 642233

Email : diss@durrants.com

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD | MAYFAIR



PLEASE RECYCLE

WWW.DURRANTS.COM