

46.80 HA (115.64 ACRES) CHURCH FARM
THWAITE ST MARY, BUNGAY, NR35 2EF

DURRANTS
SINCE 1853



46.80 HA (115.64 ACRES) CHURCH FARM

THWAITE ST MARY, BUNGAY, NR35 2EF

Guide Price £1,500,000

DESCRIPTION

The property comprises a traditional farmhouse together with converted annexe, farm buildings, arable farmland and grassland. The farmhouse faces St Mary’s Church with the original farm buildings being immediately to the rear with the farmland beyond. Church Farm is an increasingly rare opportunity to purchase a farmhouse and range of buildings in original condition, the house will require complete modernisation and refurbishment.

The house is surrounded by established beds and borders with grass gardens beyond largely to the south east. There are some mature fruit trees within the grassland, there is a small swimming pool with pool house to the south west of the house. There is a gravel drive to the front of the house and a parking area to the north of the house adjacent to the annexe.

ANNEXE

The former garage has been converted to provide additional accommodation with planning permission granted by South Norfolk District Council reference 2011/1642/F. It is believed that an additional part of the adjoining building has been converted to residential accommodation albeit we are not aware of planning permission having been granted for this additional conversion.

The farm buildings are located to the rear of the farmhouse as detailed below, there is a good area of concrete yard to the front of the buildings together with two corrugated grain bins. :-

FARM BUILDINGS

Brick store	3.7m X 3.28m	Brick and corrugated iron roof
Brick store	3.35m X 4.7m	Brick and corrugated iron roof
Brick and tile granary	4.701m X 10.79m	Brick walls, pantile roof, concrete floor
Lean to steel frame store	6.25m X 26.86m	Steel frame, part block walls, corrugated sheet roof, concrete floor
Lean to steel frame store	5.58m X 6.47m	Steel frame, part block walls, corrugated sheet roof, concrete floor
Blockwork store	10.95m X 6.93m	Block walls, box profile sheet roof, concrete floor
Dutch Barn	21.44m X 18.23m	Steel frame, one block wall, part concrete floor, corrugated sheet roof
Cattle Yard	18.07m X 6.19m	Block walls, corrugated sheet roof, concrete floor



FARMLAND

The grassland is immediately to the rear of the farmyard and comprises two fenced enclosures. The arable land is beyond to the west and is subdivided into good sized fields. The land undulates slightly and is within a range of hedges and ditches. There is a small block of rough / scrub to the north of the main arable land. A byway subdivides the two blocks of arable land.

Field No	Description	Total Area (ha)	Total Area (ac)
3665	Arable	4.01	9.92
4965	Arable	5.83	14.40
2526	Arable	4.08	10.09
3717	Arable	3.13	7.73
4831	Arable	7.35	18.15
3401	Arable	2.16	5.35
8205	Arable	5.56	13.73
7122	Arable	2.21	5.47
9615	Arable	7.84	19.37
6150	Rough /scrub	2.41	5.96
2210	Grass	0.70	1.73
2912	Grass	0.40	0.99
2702	House, garden and yard	1.12	2.77
Total		46.80	115.64

SERVICES

Mains water and electricity are connected. There is a private drainage system with a tank located in the rear garden of the farmhouse.

PUBLIC FOOTPATH

A public footpath runs east west through the Property further details available from the selling agent.

TENANCY

The arable farmland is let under a farm business tenancy which expires on 10th October 2028. Further details are available from the selling agent.

DIRECTIONS

From the A143 at Bungay head north on B1332 taking the first right turn into Ditchingham, at the crossroads head north onto Hollow Hill Road then turning right into Thwaite Road. Continue for approximately 2.5miles, on entering Thwaite St Mary the property is found on the left opposite the St Mary's Church.

COUNCIL TAX

Band F

CHURCH FARMHOUSE FLOOR PLAN

VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

LOCAL AUTHORITY

Broadland and South Norfolk Council

SOLICITORS

Rebecca Johnstone

Spire Solicitors

Direct Dial : 01953 458942

Email : Rebecca.johnstone@spiresolicitors.co.uk

VIEWING

Strictly by appointment with the selling agents.

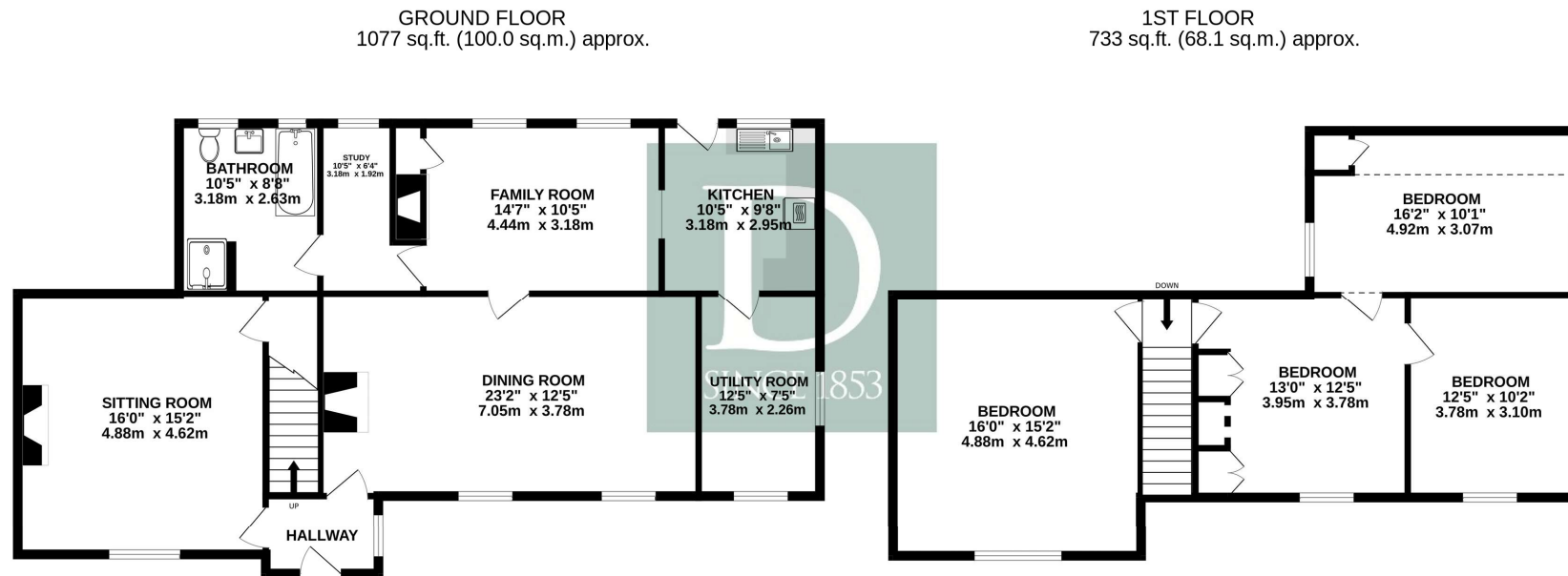
CONTACT DETAILS

Richard Prentice

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Tel: 01379646602

Email: richard.prentice@durrants.com



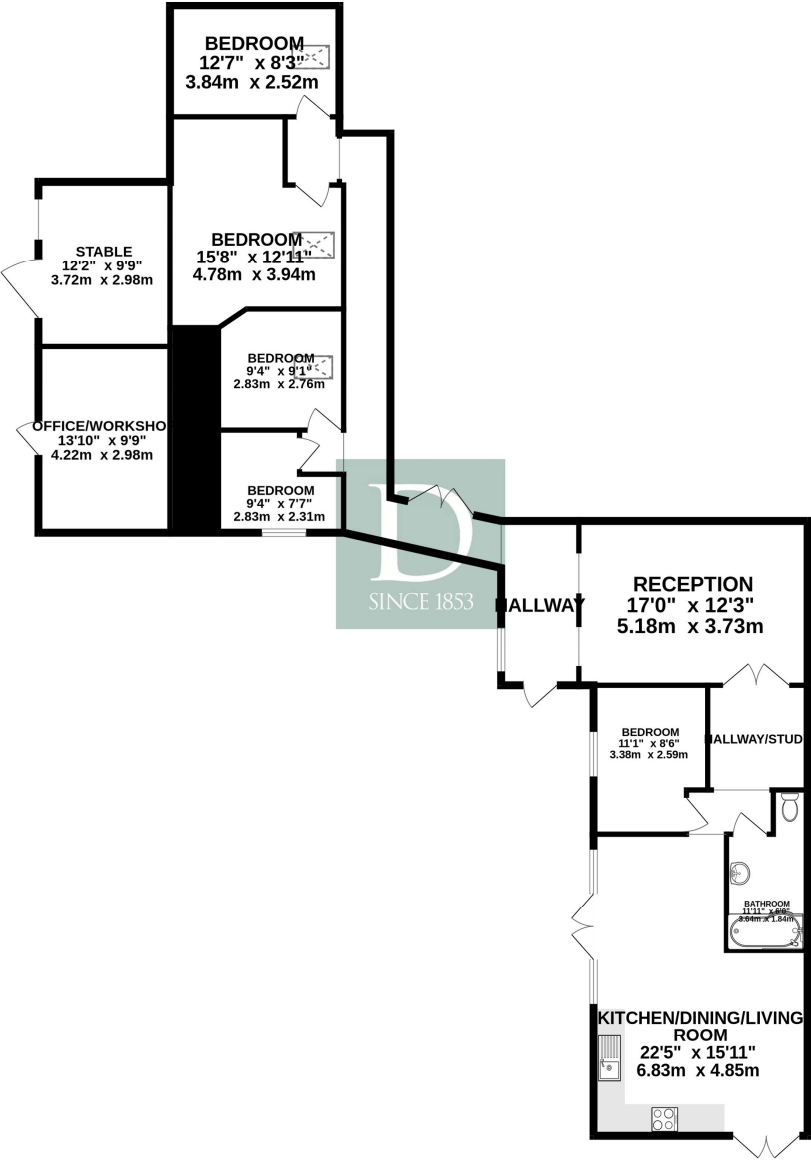
TOTAL FLOOR AREA : 1810 sq.ft. (168.1 sq.m.) approx.

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.

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Church Farm Annexe Floor Plan

GROUND FLOOR
1650 sq.ft. (153.3 sq.m.) approx.



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Plan of Farmyard





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200 m
Scale 1:9108 (at A4)



DURRANTS

SINCE 1853

BECCLES
01502 712122
10 New Market
Beccles
Suffolk
NR34 9HA

DISS
01379 642233
Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4WH

HARLESTON
01379 852217
32-34 Thoroughfare
Harleston
Norfolk
IP20 9AU

SOUTHWOLD
01502 723292
98 High Street
Southwold
Suffolk
IP18 6DP

HALESWORTH
01986 872553
12 Thoroughfare
Halesworth
Suffolk
IP19 8AH

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The Old School House
Peddars Lane
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NR34 9UE

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