



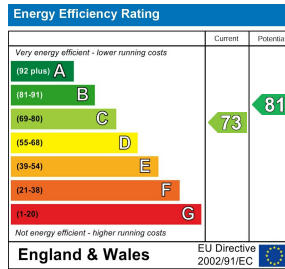
College Farm | High Green | Great Melton | NR9 3BQ

£1,750 Per month

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 165.1 sq. metres (1777.0 sq. feet)  
 Every effort has been made to ensure the accuracy of the floorplan provided. However, an error of up to 10% in dimensions is possible, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as a guide only. The services, systems, and appliances depicted have not been checked and represented as such. Please contact the agent for further information.



## Description

Approaching 1,800 sq ft of accommodation, College Farm is a spacious four bedroom home that combines an abundance of character features with modern décor throughout.

The ground floor is entered via a practical rear porch with a convenient WC. The 16'4 kitchen features a breakfast bar and is complemented by a separate dining room, a spacious lounge with double doors opening onto the garden, and a cosy sitting room with a wood burner.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

The property is approached via a long private driveway and benefits from a garage and a generous front garden. It also benefits from oil fired central heating. Please note there is currently building work taking place to the rear of the property.

## Key features

- Four-bedroom detached farmhouse
- Character features throughout with modern décor
- Three reception rooms, including a sitting room with wood burner
- Long driveway, garage and large front garden
- Please note there is building work currently taking place to the rear of the property
- Approaching 1,800 sq ft of accommodation
- 16'4 kitchen with breakfast bar
- En-suite shower room to the main bedroom, plus a family bathroom
- Oil-fired central heating
- Available July 2026

Council Tax Band & Local Authority: E, South Norfolk  
 Deposit Required: £2,019

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ  
 hello@butterflylettings.co.uk  
 www.butterflylettings.co.uk  
 01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN