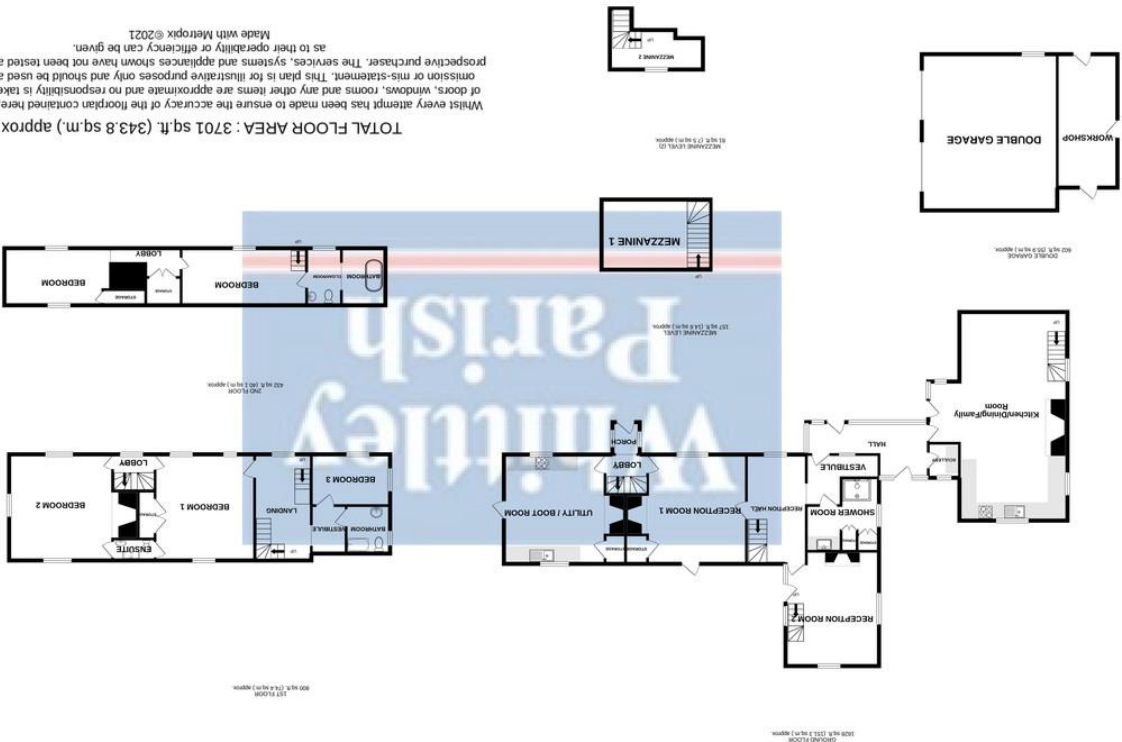




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Strictly by appointment
Viewing Arrangements



The Street, Tibenham, Norwich, NR16 1QA

Guide Price £1,100,000

Boasting an individual position enjoying views over the surrounding unspoilt rural countryside, this most spacious five bedroom grade ii listed farmhouse displays a wealth of character and charm dating back to the 1600s. Offering approx 3,500 sq ft of versatile living space with annexe/dual living potential and situated upon a large plot in the regions of 0.6 acre (sts).

- Immense character & charm
- Grade II listed
- Rural but yet not isolated position
- Annexe potential/ideal dual living
- Significantly upgraded & enhanced
- Council Tax Band G
- Freehold
- Energy Efficiency Rating N/A.



Property Description

Situation

Located towards the outskirts of the village of Tibenham, the property enjoys a lovely rural but yet not isolated situation set back off a small country lane shared with similar period and attractive properties. Tibenham is found within the idyllic south Norfolk rural countryside and over the years the village has proved to have been a popular and sought after location still having the benefit of a public house, church and village hall. An extensive and diverse range of many day to day amenities and facilities can be found within the historic market town of Diss lying just 7 miles to the south with there being the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. The village of Long Stratton is also within close proximity found 6 miles to the north east, whilst Wymondham and Attleborough are located within 10 miles to the north west.

Description

The property comprises a most impressive Grade II listed five bedroom farmhouse being of massive oak timber frame construction with colour wash rendered elevations under a pitched clay tiled roof, heated by an oil fired central heating boiler via radiators. The dwelling is believed to date back to the early 1600s and offers immense character and charm throughout having many exposed and revealed period features on show. Within more recent times the property has been the subject of a significant refurbishment programme having been upgraded and enhanced throughout to a particularly high specification and being presented in a most excellent decorative order. In essence the accommodation is in the regions of 3,500 sq ft with well proportioned rooms giving versatile living space. In latter years there had been planning permission for the tithe barn to be converted into separate annexe accommodation giving dual living and lends itself still for the possibilities of being done should it be required/desired. For further information regarding this please contact the selling agent.

Externally

The property is set upon a large plot with grounds extending to 0.6 acre (sts) offering complete privacy/seclusion within. Attached to the barn is a double garage and workshop measuring 19' 5" x 22' 5" (5.93m x 6.84m) and with the workshop measuring 8' 7" x 19' 1" (2.64m x 5.84m). The gardens have been thoughtfully planted and are now well established and well stocked being predominantly laid to lawn and enclosed established hedging and mature trees giving a great deal of privacy.

The rooms are as follows:

ENTRANCE PORCH: 4' 1" x 4' 8" (1.26m x 1.43m) Access via a solid wood period door to front giving access to the inner hall which in turn leads to the main reception room and kitchen. Stairs rising to first floor level.

RECEPTION ROOM ONE: 15' 8" x 14' 2" extending to 17' 3" into fireplace (4.80m x 4.33m extending to 5.26m into fireplace) A bright and spacious double aspect room with views to the front and rear of the property being

heavily timbered and with a particular focal point being the massive inglenook fireplace with oak bressumer beam, exposed inner red brick work and inset cast iron stove upon a pamment tiled hearth. Original bread oven to side.

RECEPTION HALL/DAY ROOM: 15' 5" x 8' 9" (4.72m x 2.67m) With window to the front aspect, stairs rising to first floor level and access to reception room two. Exposed timbers and beams. Period brace and batten door.

RECEPTION ROOM TWO: 16' 7" x 13' 0" (5.07m x 3.98m) A triple aspect room found to the rear of the property with impressive vaulted ceilings being some 17' 9" (5.43m) in height and with mezzanine level above.

Inglenook fireplace to side with inset cast iron stove, exposed red brick work and a pamment tiled hearth. Heavily timbered and beamed with open studwork. Mezzanine - 6' 5" x 13' 2" (1.96m x 4.02m) providing additional space perhaps as an office area. Views over the gardens to the rear.

INNER HALL: 7' 3" x 5' 1" extending to 10' 6" (2.21m x 1.56m extending to 3.22m) Providing access to the tithe barn and shower room.

SHOWER ROOM: 5' 3" extending to 9' 6" x 10' 7" narrowing to 5' 1" (1.61m extending to 2.92m x 3.24m narrowing to 1.57m) With frosted window to side comprising of a replaced suite with double tiled shower cubicle, porcelain sink over vanity unit, low level wc and built-in storage cupboard housing the pressurised hot water cylinder. Heated towel rail to side. Under floor heating.

SIDE ENTRANCE: 8' 5" x 4' 7" x 17' 6" (2.57m x 1.42m x 5.35m) maximum measurements, with entrance to front and door to rear giving access onto the rear gardens. Further providing access to the utility and tithe barn.

SCULLERY: 4' 7" x 5' 5" (1.41m x 1.67m) With window to the rear aspect, roll top work surfaces and space for washing machine and tumble dryer. Sink over.

KICHEN/DINING/FAMILY ROOM: 29' 10" x 15' 8" extending to 23' 10" (9.10m x 4.80m extending to 7.27m) A most impressive converted barn with exposed timbers and beams, large inglenook fireplace with inset cast iron stove and mezzanine level above measuring 10' 1" x 7' 2" (3.08m x 2.20m).Brand new fitted kitchen, with an extensive range of unit cupboard space with sand stone work service over.

UTILITY/BOOT ROOM: 15' 6" x 14' 10" (4.74m x 4.53m) A triple aspect room again being heavily timbered and beamed with period inglenook fireplace and inset cast iron stove. Having formally been a kitchen this room is of a high specification offering an extensive range of wall and floor units with Corian worktops and integrated appliances with Miele induction electric touch hob, double oven, fitted washing machine.

FIRST FLOOR LEVEL: LANDING: 15' 7" x 8' 6" (4.76m x 2.60m) With stairs rising from ground floor level and additionally stairs rising to second floor level.

BEDROOM ONE: 15' 8" x 14' 3" (4.78m x 4.35m) A double aspect room being of a most generous size with exposed timbers and beams and period brace and batten doors giving access to bedroom two and Jack and Jill bathroom (measuring 3' 1" x 5' 10" (0.96m x 1.79m) being a replaced suite with wc, hand wash basin and shower. Secondary door giving access to bedroom two.

BEDROOM TWO: 15' 8" x 14' 5" (4.78m x 4.41m) A triple aspect room being a spacious double bedroom and with period fireplace to side and exposed brick work from chimney breast.

BEDROOM THREE: 7' 3" x 11' 2" (2.22m x 3.42m) With window to the front aspect being a double bedroom.

BATHROOM: 6' 3" x 6' 11" (1.91m x 2.12m) With frosted window to side being a replaced matching suite with bath and shower attachment, hand wash basin over vanity unit and low level wc.

SECOND FLOOR LEVEL - BEDROOM FOUR: 10' 1" x 18' 8" (3.08m x 5.71m) A double aspect room with vaulted ceilings and exposed timbers and beams. Further having the luxury of en-suite facilities to side (measuring 10' 1" x 11' 9" (3.08m x 3.59m) with window to the front aspect with low level wc, hand wash basin and double roll top bath with claw feet.

BEDROOM FIVE: 10' 1" x 15' 1" (3.08m x 4.61m) With windows to the front and rear aspect being a spacious double bedroom with exposed timbers and beams. **OUR REF:** 7603

