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Station Road . Norwich . NR16 1HZ

**OIEO £340,000**



## TWO HOLIDAY COTTAGES WITH SCOPE TO FURTHER DEVELOP

**DESCRIPTION** The Stables and Owl Lodges are two well established detached holiday cottages, with a large games room and potential shop that could be re-opened. The site offers plenty of scope for further development and gives plenty of space to expand the site further. Set within approximately an acre (subject to survey measurements) of well matured gardens and plenty of off-road parking.

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**LOCATION** Forncett St Peter is a small rural village circa ten miles south of Norwich. Closely associated with the larger village of Tacolneston which has a primary school, public house and eateries. Further amenities are available at the market town of Wymondham which is only five miles away and offers train links to Norwich and Cambridge.



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**Agent note:** The holiday cottages currently form part of Tawny Farm. The owner is also willing to sell the plot as one. Main home: OIEO £700,000, Holiday cottages: OIEO £350,000.

Upon instruction of solicitors with the successful buyer, the current owner will have the deeds split and erect a boundary fence line.

Please be aware that some of the outside photos are the grounds of the main Tawny Farm property and may not be included in the sale.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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