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*Cargate Common,
Tibenham, South Norfolk.*

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ESTATE AGENTS



Situated in a lovely rural position, this well presented three bedroom semi-detached cottage is set in 12 acres (sts) of paddock and gardens with excellent equestrian facilities to include stabling and tack room as well as full planning permission for extra stabling and ménage. There is plenty of parking as well as a double garage and further outbuildings.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Dining Room
- Shower/Utility Room
- Rear Entrance Lobby
- Cloakroom
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom

Gardens and Grounds

- Paddocks and gardens extending to approximately 12 acres (sts)
- Stables and Tack room with mains power, light and water connected
- Brick Outbuilding
- Timber cart lodge
- Double garage
- Extensive off-road parking
- Planning Permission for further stabling and ménage



The Property

The front entrance porch opens into the sitting room with attractive brick fireplace housing a wood burning stove, creating a cosy focal point. Stairs lead up to the first floor landing and a door leads into an inner hallway which provides access into the separate WC and shower room/utility with corner shower cubicle, sink, work surface and plumbing for washing machine and tumble dryer. The spacious open plan kitchen/dining room leads off the sitting room with double doors leading out to the rear garden. The kitchen is well fitted with a matching range of painted base and drawer units, integrated dishwasher butler style sink and solid timber work surfaces. There is space for a 'range style cooker' and freestanding fridge/freezer. The spacious rear entrance lobby leads off the kitchen and is ideal for hanging coats and storing shoes and wellies.

Stairs lead to the first floor landing with access to the master bedroom with views to the rear as well as a Velux window and built-in wardrobe cupboard with a further two double bedrooms overlooking the front aspect. The family bathroom comprises a panelled bath, separate shower, WC, wash basin and heated towel rail.







Gardens and Grounds

To the right hand side of the property double timber gates open onto a large shingled parking area which provides access to the double garage with twin opening doors. The front garden is lawned with a path leading to the entrance door. To the left of the property is a field gate opening onto a driveway which provides vehicle access to the paddocks at the rear. A side gate next to the garage leads into the rear garden which is laid to lawn with a paved patio area and brick-built shed. In one corner there is an attractive timber cart lodge which would make an ideal covered barbecue/outside kitchen area. The stable block is accessed from the rear garden and comprises two stables, hay store as well as a tack room with power, light and water connected. Immediately to the rear of the garden are the paddocks currently split into three areas and separated by electric fencing with a further paddock behind enclosed with post and rail fencing and to the right of which is an additional paddock area.

Location

Fairfield is set in a wonderful rural location on Cargate Common on the edge of the village of Tibenham which benefits from a popular public house, a fine church and village hall. The nearest village store and facilities are located in the nearby villages of New Buckenham, Banham and Long Stratton. The market town of Diss is located 10 miles south, where you will be able to find supermarkets, services and amenities, in addition to schooling and leisure facilities. The town is renowned for its Friday market and picturesque Mere in the town centre. The town also has mainline train service to London Liverpool Street station.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired radiator central heating
Private drainage – Septic Tank (to be updated by the buyer)
Mains water and electricity
BT Full Fibre Broadband
Energy Rating: D

Local Authority

South Norfolk District Council
Tax Band: C
Postcode: NR16 1QH

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

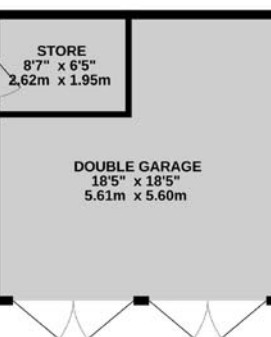
Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1647 sq.ft. (153.0 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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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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