



'Charming Country Cottage'
Tibenham, Norfolk | NR16 1PZ

WELCOME



This wonderful Grade II listed property has everything you could need in a family home. From the four comfortable bedrooms to the excellent conservatory, every inch of this house stands out as superb. It's a home that combines quality with comfort and cosiness, making it the ideal choice for a growing family or anyone looking for a spacious and tranquil place to relax. The house is steeped in history dating back over 350 years. Plus, listed building consent has been granted to replace the front porch if new owners wish to do so.







- Superb Grade II Listed Cottage
- Wonderful Timber Frame and Original Features.
- Fine Drawing Room with Inglenook Fireplace
- Formal Dining Room
- Well Fitted Kitchen
- Excellent Conservatory
- Four Comfortable Bedrooms and Bathroom
- Sizeable Plot Charming Gardens
- Double Garage with Utility Area and Workshop
- Covered Hot Tub Area

The current owners have lived at the property for almost four years, and they describe it as being welcoming, peaceful and private. From the moment they stepped into the house, they saw the potential and knew it would be their home. The owners “like a multitude of things about the house, from the chocolate box country cottage feel, the wrap-around garden with the stream running through it, and uninterrupted picturesque countryside views in all directions.” There is indeed a lot to like here.

Friendly and Fun

The living room is one of the main features of the cottage, and it has a wonderful Inglenook fireplace with an impressive log burner. It is a great room for entertaining, and you won't struggle to gather comfortably as a family. As well as being spacious and functional, it's a warm and cosy space. It's the perfect place to sit back, relax and enjoy your new home.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









It's safe to say that this is not a property that is lacking in any way. There is a formal dining room, a double garage with a utility area and workshop, and a stunning kitchen. All the windows have been replaced with double-glazed windows with listed building consent, which adds a modern touch without taking away from the original features. The property is unique and the exposed beams throughout the cottage enhance the ambience and the historic feel, and there is unmatched charm throughout.

Attention to Detail

There is no denying how impressive the interior of this home is, but the outdoor space grabs attention and makes a statement. On one side of the garden, you will find a small orchard planted by the current owners, with views over the gorgeous rolling fields. On the other side is a quintessential country garden with a view of the village church. There is a large sitting area with a BBQ shack and two purpose-built log stores, which is ideal for hosting parties and dinners al fresco. You certainly won't be short on space when inviting friends and family round.

Both sides of the garden boast beautiful, well established flower and shrub beds, producing an abundance of colour in the spring and summer. To top everything off, this lovely home also has a covered hot tub area.

The surrounding area is ideal for those who want to embrace life in the country and have easy access to local amenities and great country walks .

The property is located in a very small country village, but you can be in the beautiful market town of Diss - with its mainline train connections to London and Norwich - in 15 minutes. (Journey time from Diss to London Liverpool Street Station approximately 90 minutes). There is good access to the A140 a few minutes' drive away. There are good shopping and community facilities in nearby Attleborough, Wymondham, Long Stratton, and Diss. Norwich is only fifteen miles away where you can find theatre and shopping and arts facilities. Tibenham itself has a large village hall with lots of classes, events and activities, there is a children's play area, and a church. There are many countryside walks and footpaths in the local area to enjoy.





Vendors own library images showing the gardens in full bloom









STEP OUTSIDE

Agents Notes

Tenure: Freehold

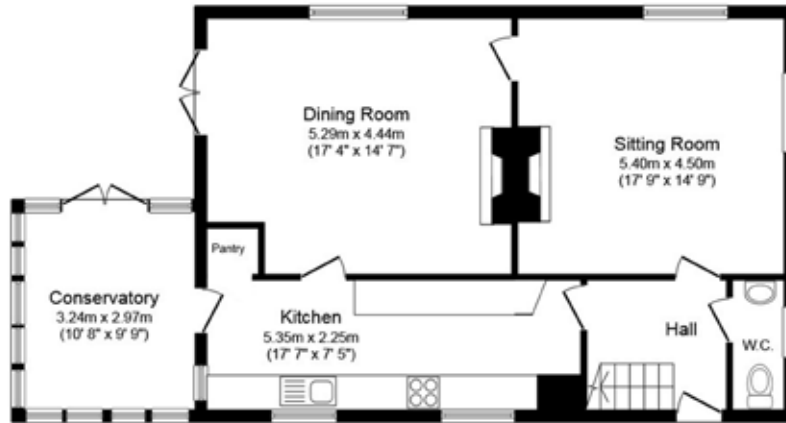
Local Authority: South Norfolk District Council
- Band E

Services: Mains Electricity & Water, Private
Drainage. OFCH.

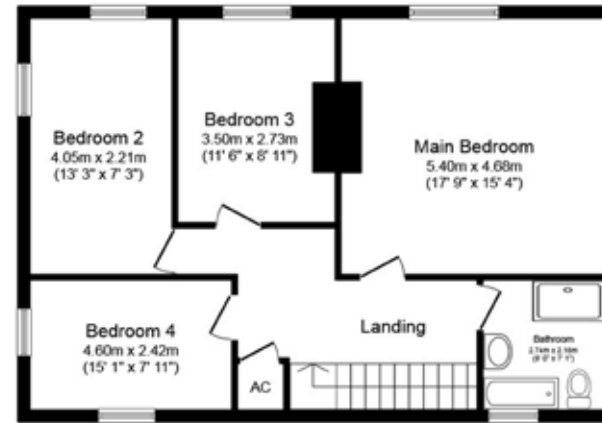
Directions: Proceed from the Fine and Country
Diss office along Park Road. At the roundabout
take the second exit and follow the road out of
Diss. Proceed through the village of Shelfhanger
and into Winfarthing past the village pub and
church. Take a right hand turn and continue
past the village hall on Hall Road. Continue onto
Goose Green. At the T junction take a right-
hand turn and first left signposted Tibenham.
Continue along Pristow Green Lane take a right
hand turn onto Black Barn Lane. At the end of
the road take a bear left and the property will
be found on the right hand side just past the
village pub

What 3 Words Location - "lease, standards,
smart"

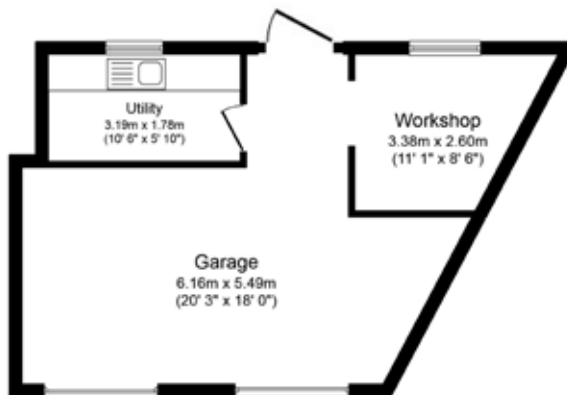
Property - DIS4334
Approx. Internal Floor Area - 1580 Sq ft / 146.8 Sqm
Approx. Internal Floor Area of Garage/Workshop/Utility - 431 Sq ft / 40 Sqm



Ground Floor



First Floor



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

