



'Perfect Village Location'
Tibenham, Norfolk | NR16 1NX

FINE & COUNTRY

WELCOME



Superb, detached period cottage set in the heart of a vibrant village. The property offers four large bedrooms, a spacious sitting room, two ensuite shower rooms, a recently fitted kitchen/breakfast room and delightful gardens. This cherished home is ideally placed, granting easy access to the amenities and direct rail connections of Diss, while also providing convenient proximity to Attleborough. Fall in love with this perfect family home.





- Delightful Detached Period Cottage – Not Listed
- Four Sizeable Bedrooms
- Spacious Light and Airy Sitting Room
- Two Ensuite and Family Bathroom
- Formal Dining Room
- Charming Gardens of Around 0.2 of an Acre
- Refitted Generous Kitchen Breakfast Room
- Garage – Converted to Home Office/Gym/Studio with Utility Room Behind
- Useful Boot Room and Cloakroom
- Pretty Village Location

A Village with Heart

“If we could pick up the property and the village and move both to where we need to be then we would” explains the current owner of this delightful cottage. “It’s been such a pleasure living here, watching the seasons pass and it’s truly beautiful all year round.” It is easy to see how a necessary move can be such a wrench.

The owners have spent 16 very happy years here and have embraced the village as much as the village has embraced them. The village is very active and the Hall provides a hub for the community; hosting everything from music evenings and coffee mornings to fitness classes and craft sessions. “It’s a village where you can really get involved and take part in as much or as little as you like - either are welcomed.” Adds the owner.

Prime Location

The location is perfect too. The village is set midway between the many amenities of Diss and Attleborough (both 7 miles away) and there is easy access to the A11 which allows for direct travel to Norwich (18 miles away). There is plenty on the doorstep for outdoor enthusiasts too. “If you enjoy walking, there are many beautiful walks in the village and surrounding area” confirms the owner. For those wishing to aim higher with their leisure time, the Norfolk Gliding Club is just under a mile away, “The club had an open day recently where 50 locals went up for a flight”.



* 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.

















Step Inside

The original part of this well-presented property was built in the 1850s but is being sold without the implications of a listed status. An extension was added to the cottage in 2004.

The sitting room is a bright and inviting space with generous proportions and a multi-fuel stove with tiled hearth that serves as a pleasing focal point. From the sitting room there is access to a further reception room that currently serves as a snug but there is flexibility here for a children's playroom, large office, ground floor bedroom or formal dining room.

The recently updated triple aspect kitchen breakfast room certainly isn't shy on space. Stylish base level and wall units surround one end of this room, providing abundant storage for your belongings. The classic shaker style units are complemented by attractive subway style splashback tiles. There are several integrated appliances here, including a large Siemens oven, small oven and microwave/steamer in addition to a fridge/freezer and a Bosch dishwasher. There is plenty of space at the other end of the room for a family-sized dining table.

Usefully located at the side entrance of the property is a practical boot room which provides an ideal space for changing out of muddy clothes after a countryside walk. Adjacent to this is a convenient downstairs cloakroom.

The first floor has four spacious double bedrooms, all of which are accessible via the central landing. The master bedroom has its own ensuite shower room. A second bedroom with its own ensuite shower room is located across the landing. Moving along the landing there are two further generously sized bedrooms which both overlook the

front of the property and boast original floorboards and doors. At the end of the landing is a bright family bathroom with an over-bath shower.

Annexe Potential

The property has a useful outbuilding currently used as a home office and gym area. This outbuilding also includes a useful utility room with space for a washing machine and tumble drier. With plumbing and electricity in place, it should be straightforward to create an independent living space here that can accommodate a family member (subject to the necessary planning).

Step Outside

The pretty garden is laid mostly to lawn, with a large patio area for outside seating. Native hedges have been thoughtfully planted around the boundary, establishing a secluded sanctuary and a safe play area for young children. A majestic cherry tree takes centre stage, offering welcome shade during warm days and a new greenhouse is a standout feature for the green-fingered.

There is a large, gravelled driveway to the front of the cottage, with plenty of off-road parking.

On The Doorstep...

Tibenham is a small, friendly village located in south Norfolk. The village hall plays host to a variety of clubs and organisations and has been the heart of the village for many years with an ongoing schedule of activities and events for all ages. The Greyhound Pub is a short walk from the cottage and is currently being refurbished, we are told that it will include a restaurant and it is due to reopen in Autumn 2023,



STEP OUTSIDE

The village is well placed for the market town of Diss (7 miles) with its range of shops and amenities and direct train services into London (90 minutes) and Norwich (less than 20 minutes).

The cathedral city of Norwich is approximately 18 miles to the north via the A11. Here you will find a range of restaurants, shops, leisure facilities an airport and other amenities.

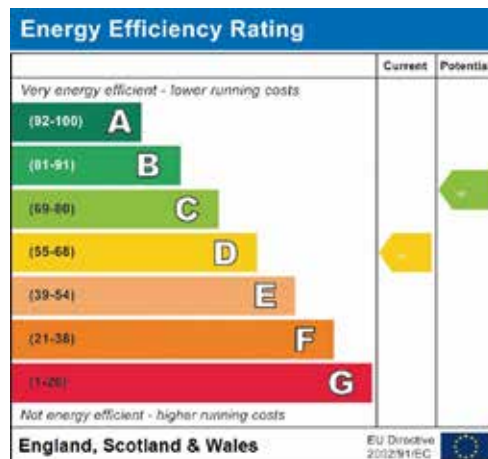
Agents Note

Tenure: Freehold

Local Authority: South Norfolk District Council – South Norfolk District Council -Band E

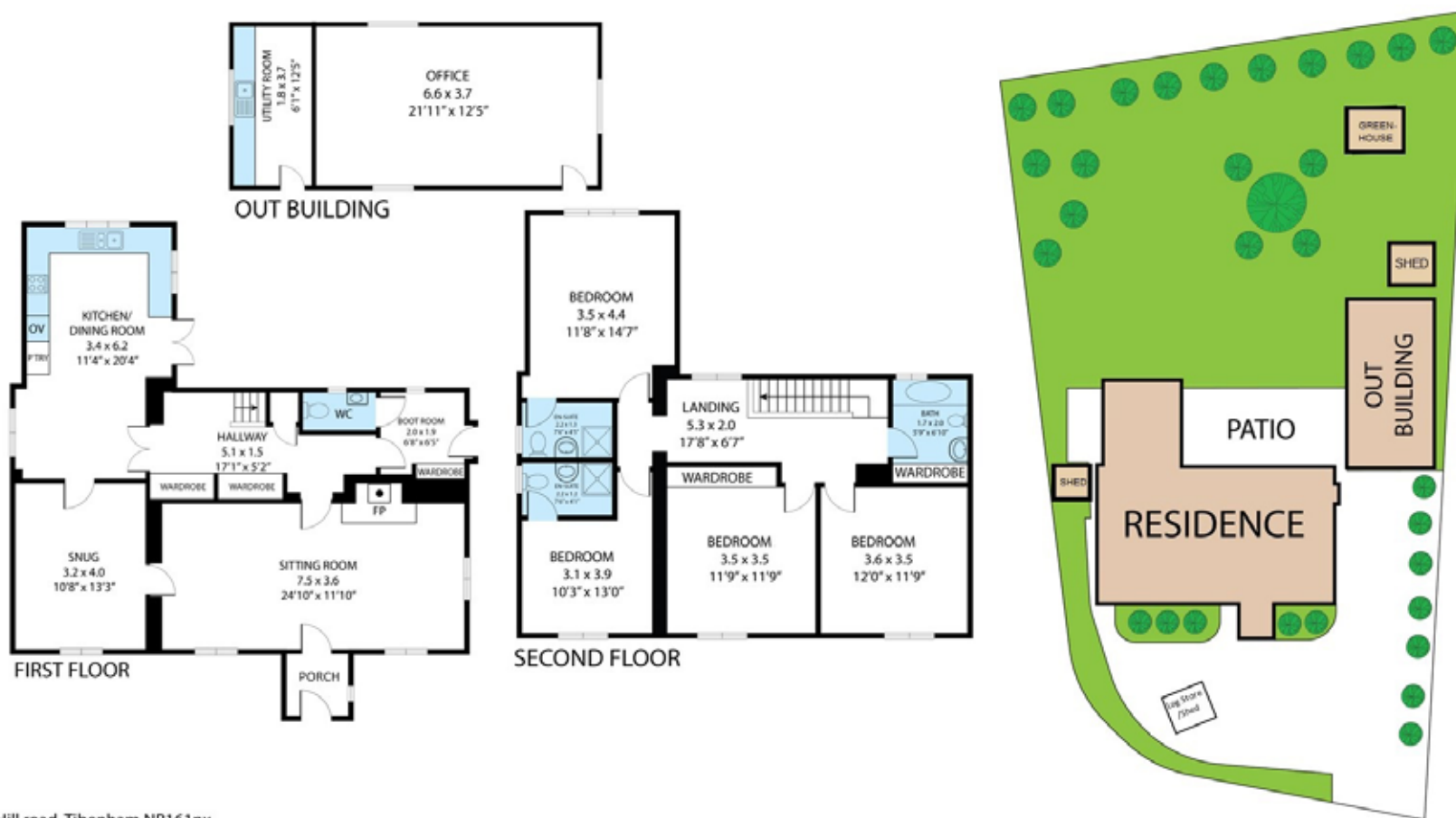
Services: Mains Water & Electricity, Private Drainage, OFCH.

Directions: Head south on Mere St towards Park Rd/ A1066 Turn left onto Park Rd/A1066. At the roundabout, take the 3rd exit and stay on Park Rd/A1066. At the next roundabout, take the 2nd exit onto Denmark St/B1077 Continue to follow B1077. Turn right onto Heywood Rd follow the road around to the right and continue onto The Heywood. Turn left onto Heywood End and continue onto Pristow Green Lane. Turn right onto The Street and another right onto Hill Rd - the property will be found on the left-hand side



What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property.

- track.buying.quack



Hill road, Tibenham NR161nx

TOTAL APPROX. FLOOR AREA 2,160 SQ.FT., 20 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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