



'Extended Property in Wonderful Rural Location'
Tibenham, Norfolk | NR16 1PL

WELCOME



Looking for your own corner of countryside? Then you will love the tranquil location of this fantastic property. This village home is set within 1.4 acres of its own grounds, on the outskirts of the desirable village of Tibenham and is only 15 minutes from the excellent train links and amenities of Diss and Attleborough. With five bedrooms, a large kitchen/breakfast room, three reception rooms, and planning permission for a cart lodge conversion and property extension, this home cannot fail to impress.







- 1.4 acres (stms)
- Five first floor bedrooms
- Family bathroom and en suite
- Ground floor shower room
- Kitchen breakfast room
- Sitting room
- Two further reception rooms
- Utility room
- Garage block/Stable
- Wind turbine producing cheap electricity

Rural Charm

"The location is what first attracted me to the property" explains the current owner. "I wanted somewhere rural but not cut off from everything and this home ticks all those boxes and so many more." Although rural, the property sits on the edge of a charming village and is equidistant to the many amenities of Attleborough and Diss (both only 7 miles away). There is easy access to the A11 too making the property accessible to the city of Norwich (18 miles to the north).

The village is a welcoming place to live as the current owner fondly explains, "although rural, this is a very friendly and connected village where everyone is there to help each other. The café serves as the hub of the village and there is a useful village store. There are plenty of opportunities to get to know your neighbours and get as involved in community events as you choose to be."

Making Space

The property was built in the 1920s and it underwent significant expansion to the rear of the house, resulting in the creation of a generously sized family home spanning almost 2,500 square feet. "We have had planning permission granted this year for a front, side and rear extension" explains the current owner. This creates an opportunity to significantly extend this already spacious 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.

















Step Inside

The living room is large and reaches from the front to the back of the house, with a double door leading onto a veranda and a picture window with double doors providing access to the large garden. These features infuse the room with an abundance of natural light, creating a welcoming space. "Winter nights here are lovely and cosy in front of the woodburner," explains the owner and you can imagine nestling in front of the fire, gazing out of the window at the frost-kissed grounds.

There are two additional reception rooms on the ground floor - one at the front of the property and the other at the back. Both rooms enjoy dual aspects and offer significant versatility. Both have scope to be reconfigured as a downstairs bedroom (useful for individuals or family members with mobility challenges), a tranquil home office for those seeking a quiet workspace or even a lively playroom for young children. The room currently used as a snug showcases an attractive open fireplace.

The striking kitchen/dining room is fitted with tasteful inky blue wooden cabinets and contrasting wooden worktops. Wood flooring runs beneath, while the combination of white walls and dual aspect doors keep the space beautifully bright and sunlit. This room conveniently connects to the rear veranda, allowing an indoor/outdoor entertaining space to be enjoyed. There is a coordinating central island unit which offers more storage and meal preparation space and a feature fireplace which provides a nook for the oven. An intriguing highlight of this room is the glass-covered well, which has been ingeniously incorporated into the overall design and highlighted as a feature of the room.

Space for surplus kitchen items can be found in the adjoining utility room. There is also a convenient downstairs shower room that completes the rooms on this floor.

On the first floor are five spacious bedrooms and a family bathroom. The stunning master bedroom boasts a large picture window that rises to the vaulted ceiling above, providing spectacular views of the surrounding countryside. The master bedroom also benefits from a walk-in wardrobe and an ensuite shower room. The remaining bedrooms (with the exclusion of one) have been fitted with integral wardrobes.

Step Outside

The property is set within 1.4 acres (stms) of garden which is primarily laid to lawn with peripheral hedging ensuring the plot is private. A gravel driveway meanders through the trees to the spacious parking area and garage block/stabling. Planning permission has been granted for the conversion of the garage/cart lodge into a three-car garage with living space above, creating further potential for a multi-generational living arrangement.

The property has its own wind turbine in the front corner of the plot which generates electricity at 5 kw per hour - notable reducing energy costs.

A decked veranda provides a delightful outdoor area and the felted roof extends its usability throughout the year, allowing you to entertain here even in inclement weather. "The sun comes up at the front of the house and sets at the back, so you can enjoy some really stunning sunsets from the veranda" explains the owner.

STEP OUTSIDE



Tibenham is a small, friendly village located in south Norfolk with a public house and community hall. The hall plays host to a variety of clubs and organisations. Tibenham is very well placed for wider connectivity to the market town of Diss (7 miles) with its range of shops and amenities and direct train services into London in 90 minutes. Nearby New Buckenham is an active thriving village with a local shop, friendly pub and a lovely large village common with great walking nearby and a village playground.

The cathedral city of Norwich is approximately 18 miles to the north via the A11 where there are a range of restaurants, shops, leisure facilities an airport and other amenities.

Agents Notes

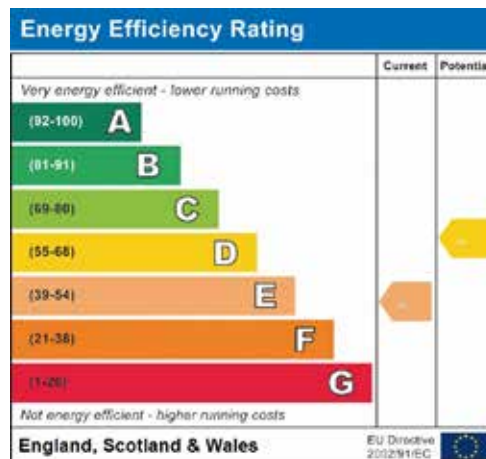
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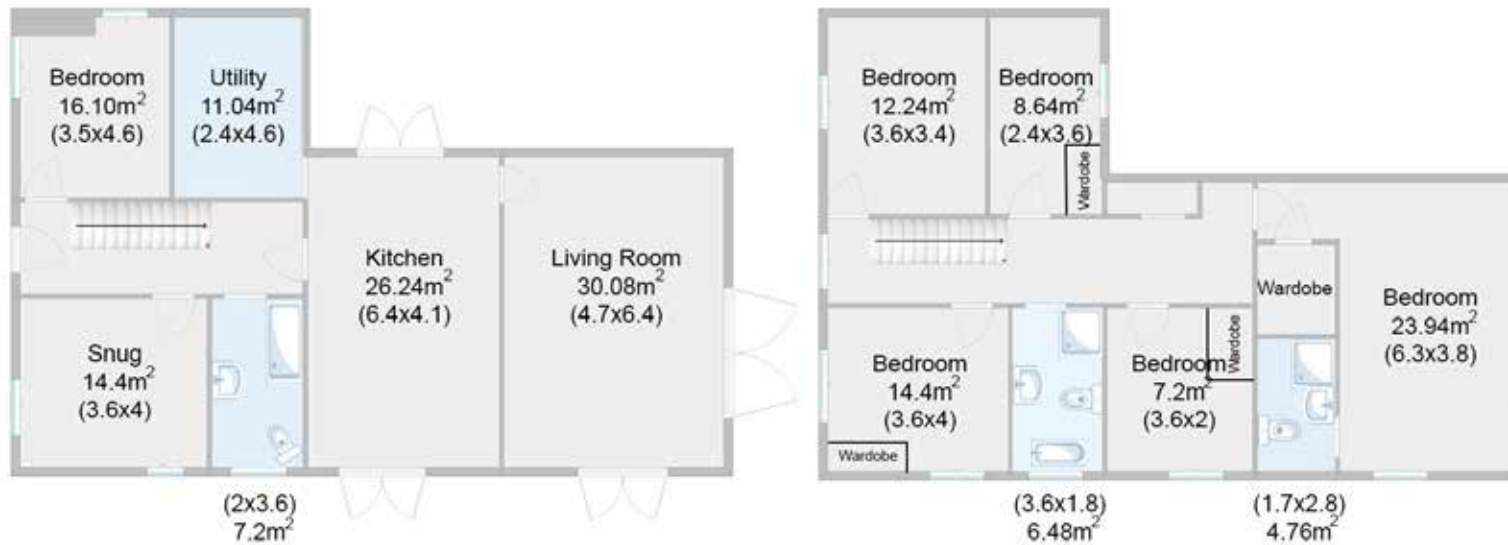
Services: Mains Water & Electricity, Private Drainage, OFCH.

Directions: Proceed from the Fine and Country Diss office along Park Road. At the roundabout take the second exit onto the B1077. Follow this road out of Diss and through the villages of Shelfanger and Winfarthing. At the other side of Winfarthing bear right onto Mile Road and continue to the end bearing left. Then take the first right hand turn onto Long Lane. Follow this road for around a mile and at the end take a left hand turn onto Cherry Tree Road. The property will be found set well back from the road on the left hand side.

Postcode - NR16 1PL

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 - propelled.graphic.attention





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