



The Old Farmhouse

97 Long Street, Gt Ellingham, Norfolk, NR17 1LN

BROWN & CO



The Old Farmhouse, 97 Long Street, Gt Ellingham, Norfolk NR17 1LN

Outstanding opportunity to acquire a spacious detached family home in a lovely setting.

Offers in Excess of £450,000



DESCRIPTION

The Old Farmhouse dates to the 17th century with a later addition, being constructed of clay lump elevations under a pitched main roof and enjoys well-arranged and spacious accommodation on two floors. The house benefits from many period features throughout. In particular, the delightful range of beams across the first and second floors. The whole is a super opportunity to acquire a period property in need of some renovation, in a pretty setting.

The property is approached via the front into a porch entrance enjoying access to the principal rooms. The beamed sitting room and dining room are divided by a large fireplace with log burners in each room and link in well with the kitchen breakfast room. Off the kitchen is a utility which flows into the family bathroom.

On the first floor there are four bedrooms and a WC accessed off a split-level landing area. The principal bedroom benefits from a dual aspect arrangement.

The Old Farmhouse is approached via a private driveway which leads to the front of the house into a shingled parking and turning area. The gardens wrap across the rear and side

of the property being mainly laid to lawn and are fully enclosed by panel fencing.

Services – Mains drainage, mains water, mains electricity, oil fired central heating.

Local authority – Breckland District Council.

LOCATION

Great Ellingham is a popular village in South Norfolk around 3 miles east of the A11 trunk road which provides easy access to Norwich and Cambridge. The village offers amenities including a post office and convenience store, public house, primary school and church. Other amenities in the local area include a wide range of shopping facilities including supermarkets in Attleborough, St Georges Distillery, Snetterton Racing Circuit, Thetford Forest, Center Parcs and Banham Zoo.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road and proceed on the dual carriageway past Wymondham and on towards Attleborough. Continue past the first turning to Attleborough and take the next slip road off the A11 signposted to

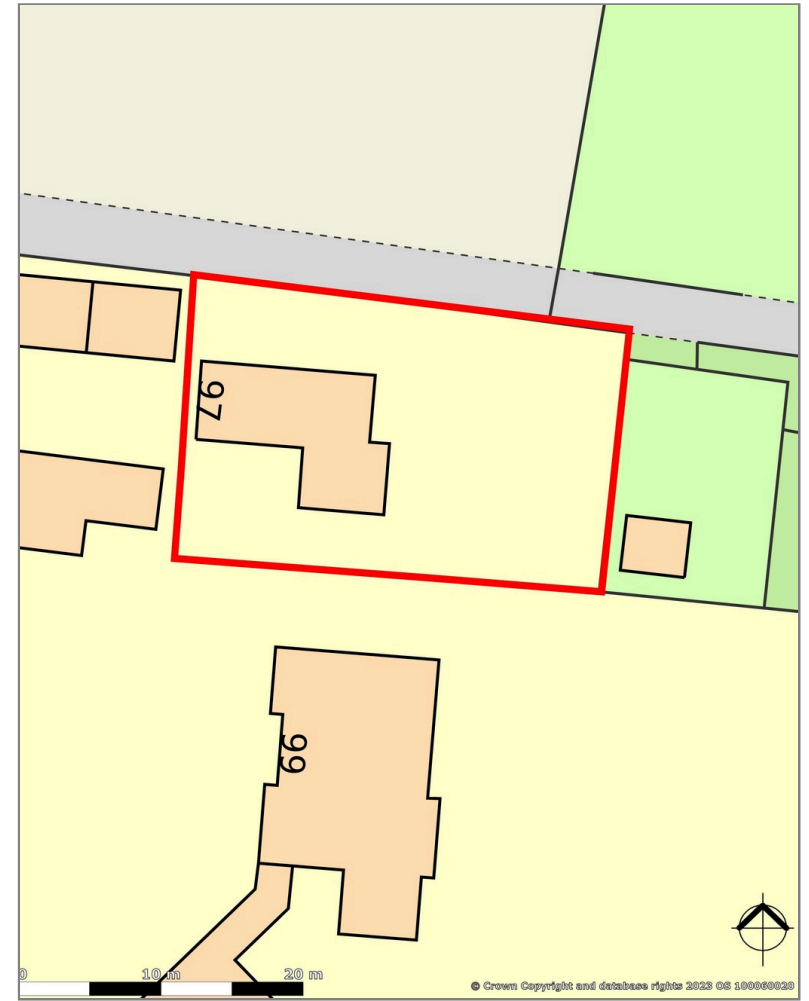
Attleborough and Watton B1107. At the end of the slip road turn right at the traffic lights and follow this road into Great Ellingham. Take the first turning on the left into Church Street and turn left at the end of the road into Long Street. The Old Farmhouse will be found along on the left-hand side.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





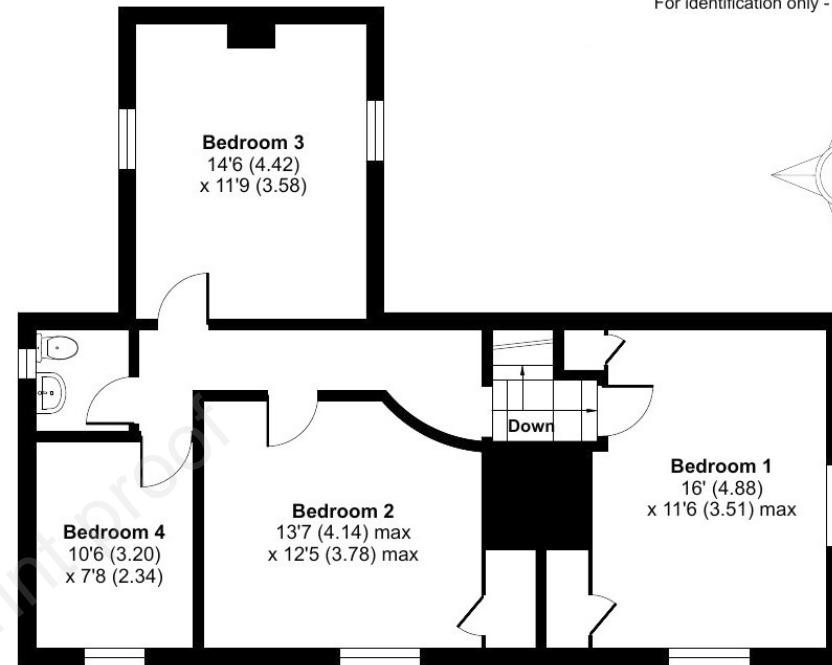
Long Street, Great Ellingham, Attleborough, NR17

Approximate Area = 1659 sq ft / 154.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 1037161

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