



'Character Property with Land'
Old Buckenham, Norfolk | NR17 1PH

WELCOME



Whether your aspirations involve accommodating horses, pursuing hobbies which require a generous plot, or immersing yourself in ambitious horticultural efforts, this fantastic rural family home delivers. This detached character property boasts approximately 2 acres of grounds (stms), four generous bedrooms, a stable block/outbuilding and plenty of potential. Furthermore, the location of this lovely home is exceptional. Nestled on the edge of a peaceful village and surrounded by picturesque countryside, this splendid property is only a short drive from the historic market town of Attleborough.







- A beautiful four-bedroom character property
- Around 2 acres of grounds (stms)
- Outbuildings with potential for renovation
- Parking and carports for multiple cars
- A generous living room with woodburner
- A short drive to train links to London
- Peaceful countryside location
- Walking distance to two fantastic pubs and a shop
- Full of potential to be a fantastic family home

This charming character property, now on the market for the first time in over 40 years, has faithfully served as the beloved family home for its current owners. The sentiment is expressed by the owner: "We've loved living here; it's beautifully positioned and only a short walk to the village." Constructed around 1870-1880, the farmhouse is set on the outskirts of Old Buckenham and is surrounded by picturesque farmland. The property offers enormous scope, both inside and out, to create the family home of your dreams.

Arranged across two floors, the ground floor features a large, triple aspect sitting room with sliding glass doors that unveil picturesque views of the beautiful garden, creating an ideal setting for indoor/outdoor entertaining during warmer days, with the possibility of gatherings extending onto the inviting patio area. The room is enhanced by a sizeable woodburner, serving as a captivating focal point. Noteworthy is the arched ceiling, a distinctive feature inherited from the room's origins as part of the outbuilding.

The kitchen boasts a well-appointed and thoughtfully configured u-shaped design, featuring tasteful wall and base height shaker-style cabinets complemented by wooden worktops. Adding to the character, the ceiling reveals the property's heritage through a criss-cross of exposed beams. Further character is provided by the uniquely designed Jotul woodburning stove that sits in a generous inglenook fireplace in the heart of the room.



* 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.













Adjacent to the kitchen is a spacious utility room and convenient walk-in larder. An open doorway from the kitchen leads into a generously sized double-aspect breakfast room where stairs ascend to the first floor. This room also provides access to a ground floor bathroom and a further versatile room that can function as either a reception room or a bedroom for an older relative, complete with fitted wardrobe. Furthermore, an additional reception room is currently employed as a formal dining room; however, its versatile design makes it equally suitable for use as a playroom, TV room or study, highlighting the adaptability of the property's layout.

On the first floor of the home, you will find three spacious double bedrooms - all accessible from the main landing area. Each room comes complete with fitted wardrobes and bedroom 3 boasts the added convenience of an ensuite shower room. A family bathroom is also situated on this floor which features a three-piece suite that includes a generously sized corner bath and a washbasin with accompanying vanity storage.

Access to the property is via a large five-bar gate which leads to a brick weave driveway capable of accommodating numerous vehicles.

The enchanting garden enjoys a predominantly southerly aspect with the main lawn and patios enjoying the sun for much of the day. For those seeking a peaceful spot to enjoy the garden during the warmer months, a traditional 1930s summer house is at your disposal.

The owner highlights its unique feature of being built on a rotating roller, allowing it to be easily repositioned to capture maximum sunlight.

There is a useful outbuilding which comprises a stable, workshop space, garden store and three garage spaces. The owner, who previously kept horses at the property, notes that the stable is readily equipped for use, requiring only partitioning if intended for this purpose.

Alternatively, the outbuildings provide tremendous scope for renovation (subject to necessary planning permissions). There are two greenhouses on the west side of the property - catering perfectly for gardening enthusiasts.

A fenced paddock, accessible through a five-bar gate, provides excellent grazing potential.

The beautiful village of Old Buckenham, situated in the southern part of the county boasts two fantastic pubs - The Ox and Plough and The Gamekeeper. The dog friendly Ox and Plough host regular themed nights and events and The Gamekeeper serve locally sourced dishes and Woodforde's hand drawn ales. There is also a well-stocked village shop and post office within a short walk of the property.

The village also enjoys the largest village green in England at a massive 45 acres, which includes woodland and provides a wonderful place to explore.

This vibrant village boasts a strong sense of community and a bustling calendar of events hosted at the village hall and pubs, providing plenty for everyone to engage and participate if they wish to.





STEP OUTSIDE

The village of Old Buckenham is approximately 3.3 miles from Attleborough and 10 miles from Diss, both of which have a large selection of stores and services. Both towns operate regular train services, with the latter providing direct links to London Liverpool Street in 90 minutes. Old Buckenham is also located within a short drive of the A11 and only 18 miles from the city of Norwich.

Agents Notes

Tenure: Freehold

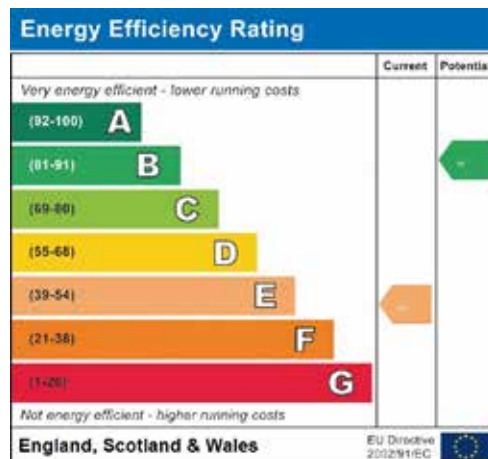
Local Authority: Breckland District Council – Band F

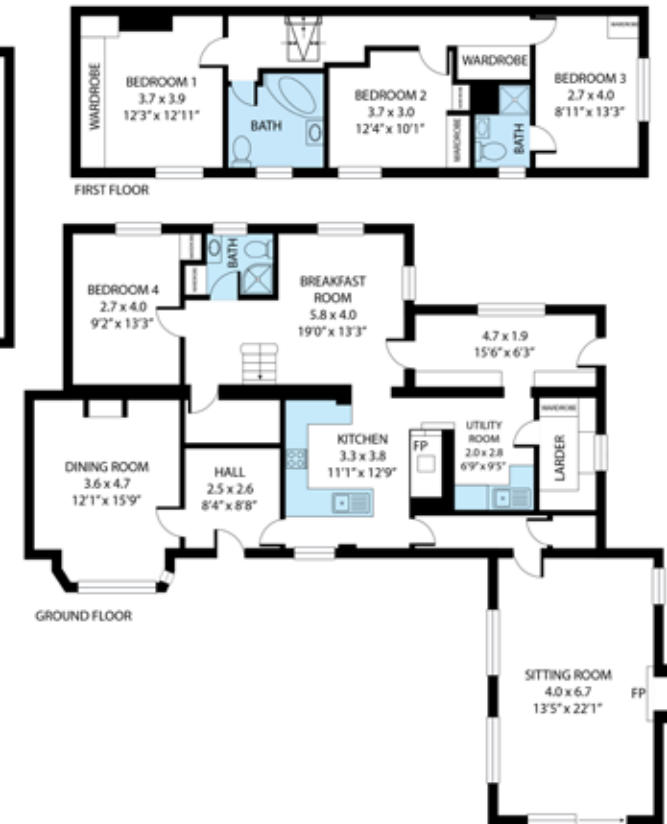
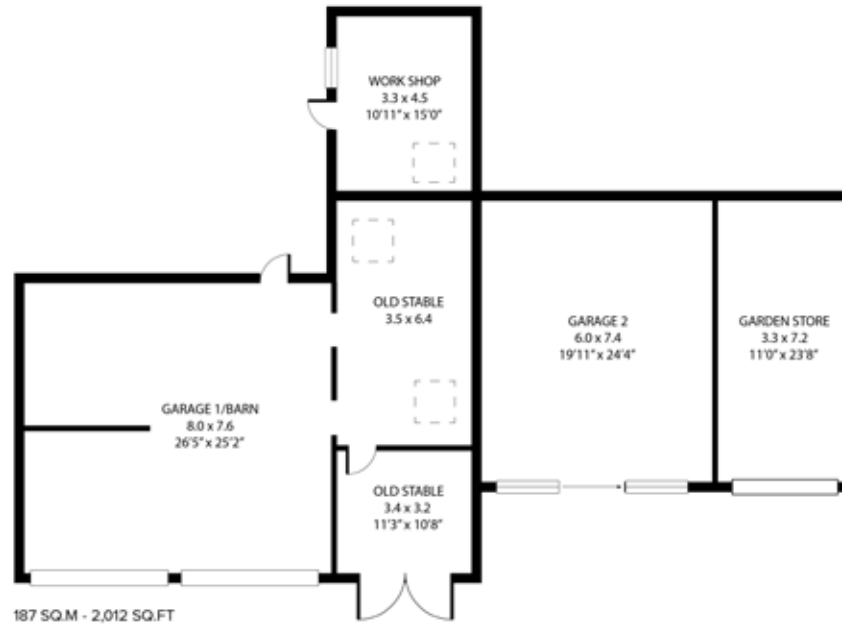
Services: Mains electricity & water, private drainage, OFCH.

Broadband: Current provider is Utility Warehouse.

Directions: Head north from Diss on the B1077 towards Old Buckenham. Take a left on to Ragmere Road and then the first left on to Banham Road. The house will be on the left.

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 - [///describes.spot.cosmic](http://describes.spot.cosmic)





Old Buckenham, Old Buckenham NR17 1PH
TOTAL APPROX. FLOOR AREA 196 SQ.M - 2,109 SQ.FT

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.

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

