



THE OLD POST OFFICE & THE OLD SMITHY

LOW ROAD, BILLINGFORD, IP21 4ND



## The Old Post Office & The Old Smithy - A charming two bedroom cottage with an attached one bedroom annexe

**A tremendous opportunity to purchase a piece of Billingford Victorian history in the form of The Old Post office and The Old Smithy.**

**The Old Post Office is a quaint 2-bedroom cottage, consisting of a living room, dining room, kitchen, bathroom and 2 large double bedrooms.**

**The Old Smithy is an attached one bedroom self-contained annexe with its own access.**

**The properties are situated on a plot of approximately 1/3 of an acre, located behind the popular Horseshoes Pub, with views of the Billingford Windmill.**

**The properties have garaging and ample off-road parking.**

### LOCATION

Billingford is situated on the A143, near the villages of Scole and Hoxne. The Billingford Horseshoes is an excellent public house which is a credit to the village. Just four miles distant lies the market town of Diss, which provides a large selection of shops and services and includes a railway station on the Norwich - London Liverpool Street.

### SERVICES

Oil fired central heating. Mains water and electric. Drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
The Old Post Office - Tax Band C  
The Old Smithy – Tax Band A

### ENERGY PERFORMANCE RATINGS

Both properties have an Energy Performance Rating of E

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217

### AGENTS NOTE

- 1) Please note internal photos are of The Old Post Office only.
- 2) The Old Smithy was subject to an insurance claim in 2019 due to flooding, however it has since been fully refurbished.



3



3



2



4 miles



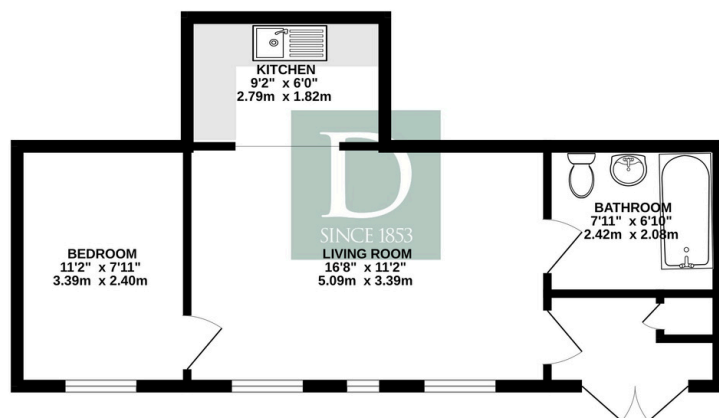
EPC



DATES BACK TO  
THE 1800' S

## THE OLD SMITHY FLOORPLAN

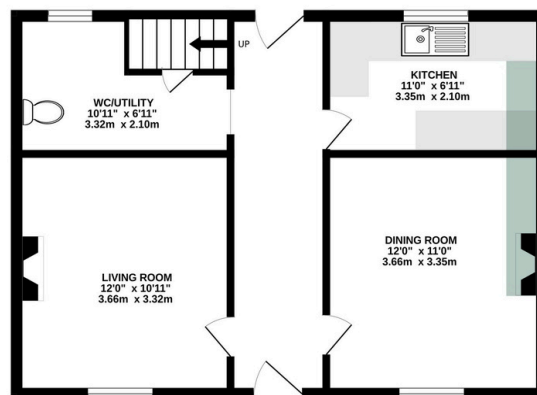
GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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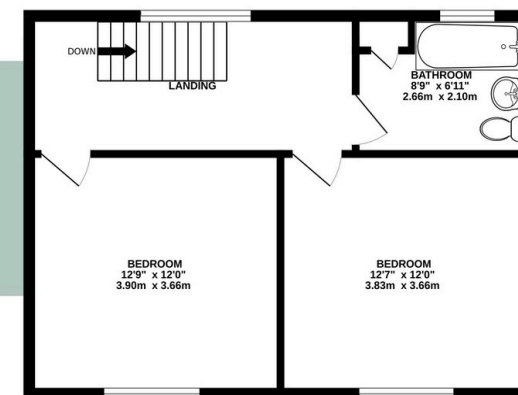
## THE OLD POST OFFICE FLOORPLAN

GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.  
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1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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