



POND FARM

POUND LANE, TOFT MONKS, NR34 0EX



A charming and attractive Grade II Listed cottage in need of updating in a delightful position in the middle of 1.34 acres

The property is a delightful and charming detached Grade II Listed cottage superbly positioned within its 1.34 acres offering excellent levels of seclusion and privacy.

There is an abundance of character but it is now considered that the house would benefit from some updating but it offers huge potential to create a delightful home. To the front of the house on the ground floor are two spacious reception rooms with exposed timbers and feature fireplaces. There is a ground floor bedroom and separate shower room. However, the bedroom could be used for an additional reception room if required. There is a comprehensively fitted and spacious kitchen to the rear and separate utility room.

On the first floor are two double bedrooms both with exposed beams and a bathroom. The bathroom gives access to an extensive attic area that offers huge potential.

The property is approached from the road via a driveway leading to a large parking and turning area. There is a detached timber garage which is now dilapidated and in

need of replacing. The grounds are largely laid to grass and bordered by mature trees. There are also a network of ponds which provide a haven for wildlife.

SERVICES

Oil central heating. Mains drainage, water and electric. (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
Council Tax Band E

ENERGY PERFORMANCE RATING

The property is Grade II Listed and therefore does not require an energy performance certificate.

VIEWING

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



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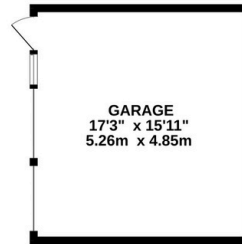
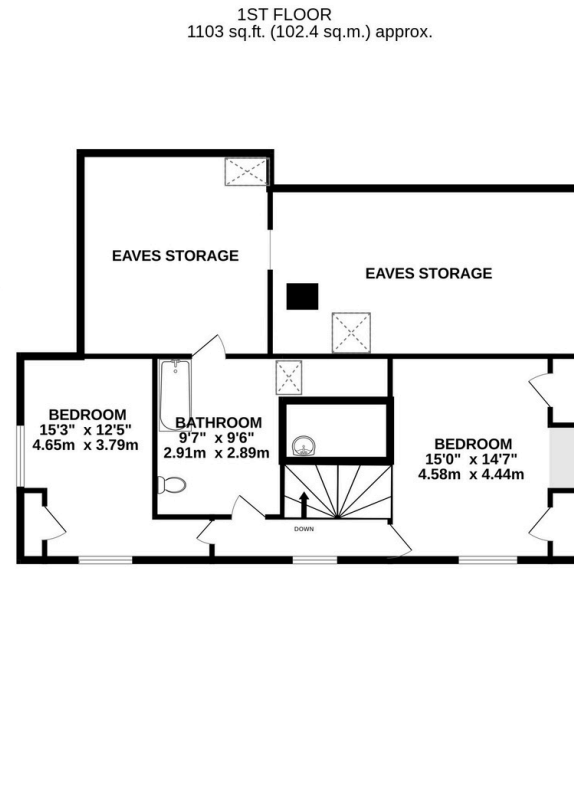
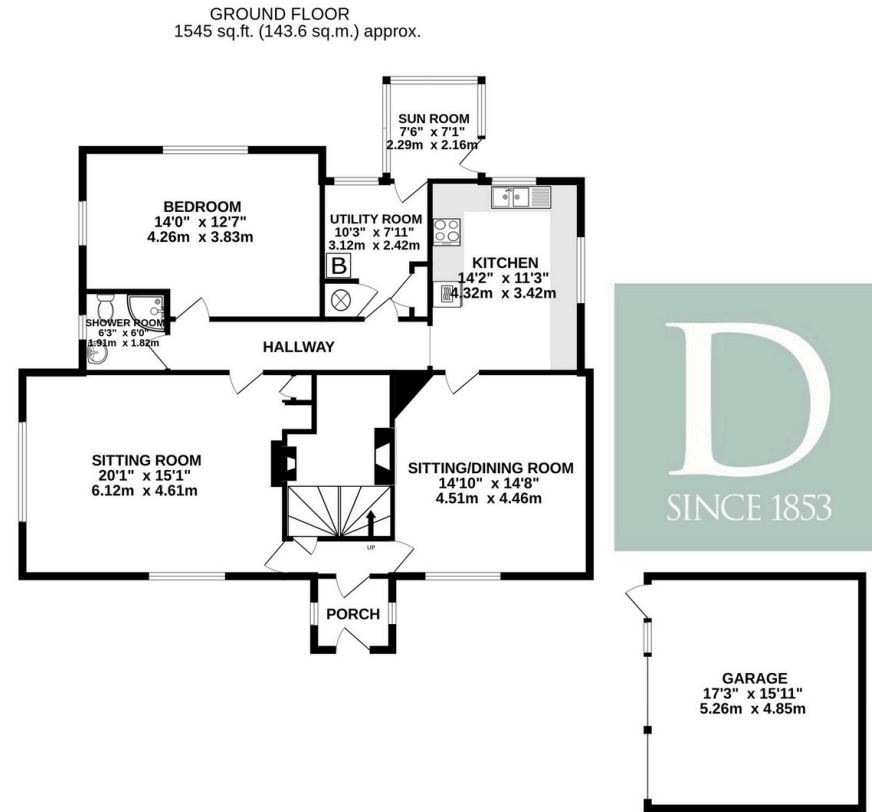
1.34
acres



5 miles



FLOOR PLAN



TOTAL FLOOR AREA : 2648 sq.ft. (246.0 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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LOCATION MAP

DURRANTS
SINCE 1853

Land App



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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