



PEAR TREE FARM

FERSFIELD ROAD, KENNINGHALL, NR16 2DP



The property is a delightful small residential farm comprising an attractive unlisted and completely refurbished period farmhouse and approximately 77.93 acres of rolling south Norfolk countryside.

The vendors have completed a full renovation on the farmhouse and it now offers versatile and immaculate accommodation with an abundance of character. Features include exposed timbers, brickwork and a substantial fireplace in the dining room/snug. The front door opens to a spacious reception hall with stairs to the first floor and room for a study or music area. Off the hall is the double aspect dining room/snug with large fireplace and wood burning stove. Off one end is an inner hall which also could be used as a study area and leads to the double aspect sitting room with French doors to the garden. At the opposite end of the ground floor is a spacious kitchen/breakfast room which has been refitted in a comprehensive range of shaker style units. The vendors has installed a door to the garden making it perfect for entertaining. Off the kitchen is a useful lobby/boot room providing access to a utility room and a cloakroom.

On the first floor is a spacious landing off which are two corridors leading to the four double bedrooms. The principal bedroom has a superb array of exposed timbers and an en-suite shower room. There is also a family bathroom.

A driveway leads from the road past the paddock and into a sweeping gravel driveway that continues past the garden to a large parking and turning area. The principal drive continues ahead and gives the vehicular access to the land.

The setting of the property is what makes it so special with the land extending to south and forming undulating fields and views. It provides a perfect rural back drop and for those looking for a small and contained farm the land a landscape that is very special.



LOCATION

Kenninghall has two public houses, a village shop, doctors and school. Diss is just six miles distant with a large array of facilities and a main line railway link to Norwich and London. Attleborough is a similar distance away with a railway link to Norwich and Cambridge.

SERVICES

Oil fired central heating. Mains electrics and water are connected with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

Breckland District Council
Council Tax Band F

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly on 01379 646603.

AGRICULTURAL DETAILS

The land is formed of Beccles 1 Series, being described as slowly permeable, fine, loamy, over clayey soils. The land is suitable for a variety of cropping including winter cereals, some potatoes and grassland.

Holdover: The vendor reserves the right of

holdover if required.

Farming System: The land is farmed by a local contractor on an operation by operation basis.

Sporting, Minerals and Timber: These are included within the sale insofar as they are owned and relevant.

Ingoing Valuation: There will be no charge for any unexhausted, residual, manorial values nor farm held manure at completion. In the normal way, depending upon the time of completion, the purchaser may be required to take and pay for at valuation growing crops, cultivations and enhancement value.

Employees: TUPE will not apply.

Wayleaves, Easements and Rights of Way: The property is offered subject to and with the benefit of all rights of way, whether public or private all wayleaves, easements and other rights specifically referred to

herein or not. Please note there is a footpath which runs along the inside of the hedge on the eastern boundary from north to south which starts about 100m south of the house.

Land Drainage Rates: These will apply

Irrigation: The land is not irrigated.

TENURE

The property is being sold Freehold with vacant possession upon completion.

AGENT'S NOTES

1: The property is available as a whole or the vendor would sell the house with approximately 2 acres but the exact amount is open to negotiation.

2: The Title of the property is not registered and is currently going through First Registration with Land Registry.







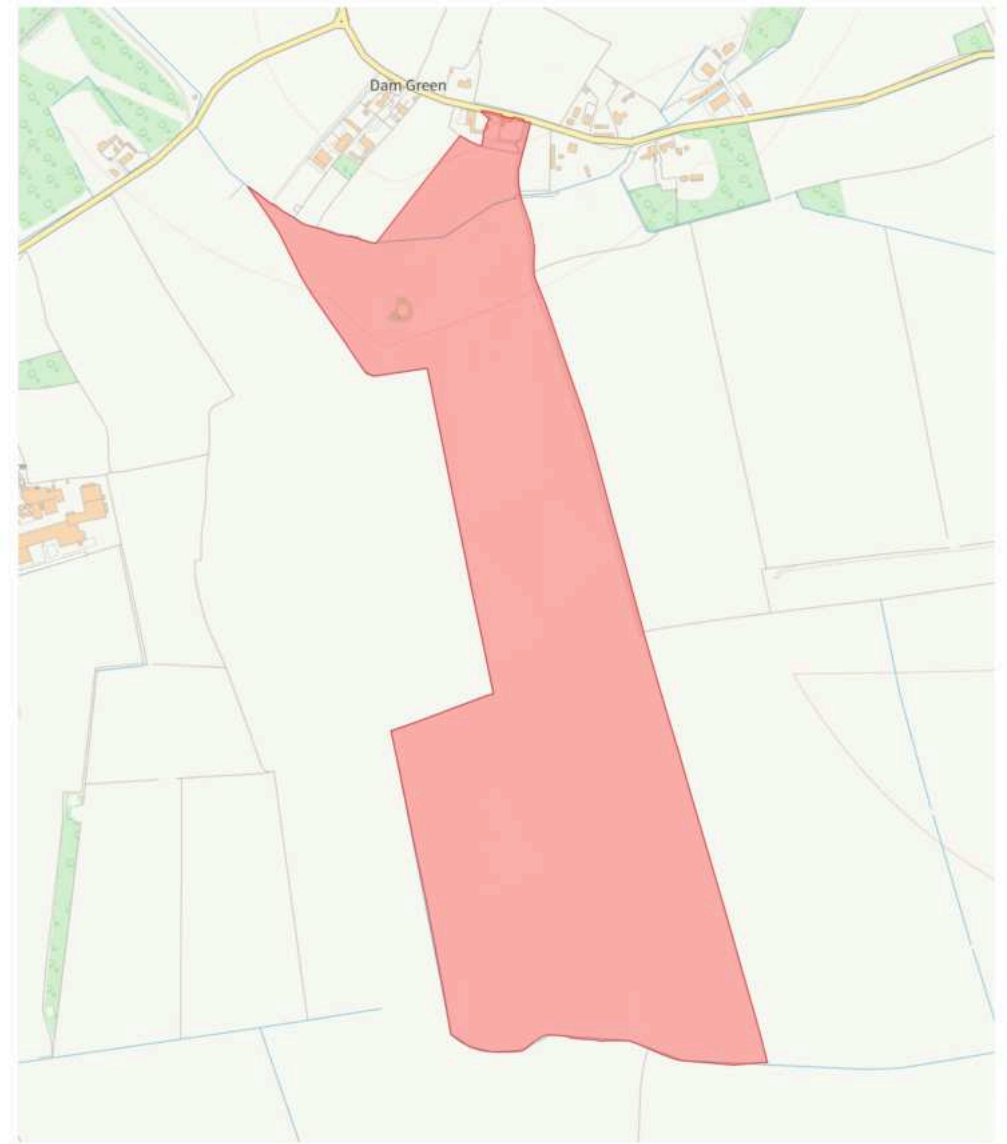








BOUNDARY PLAN

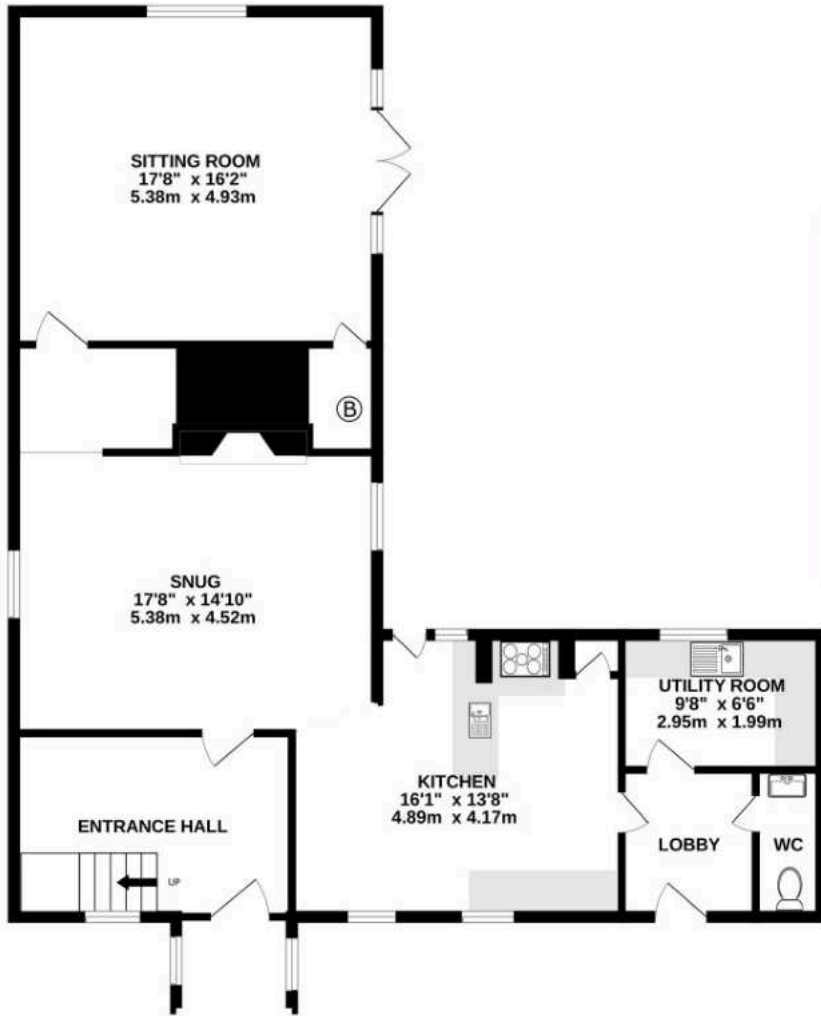


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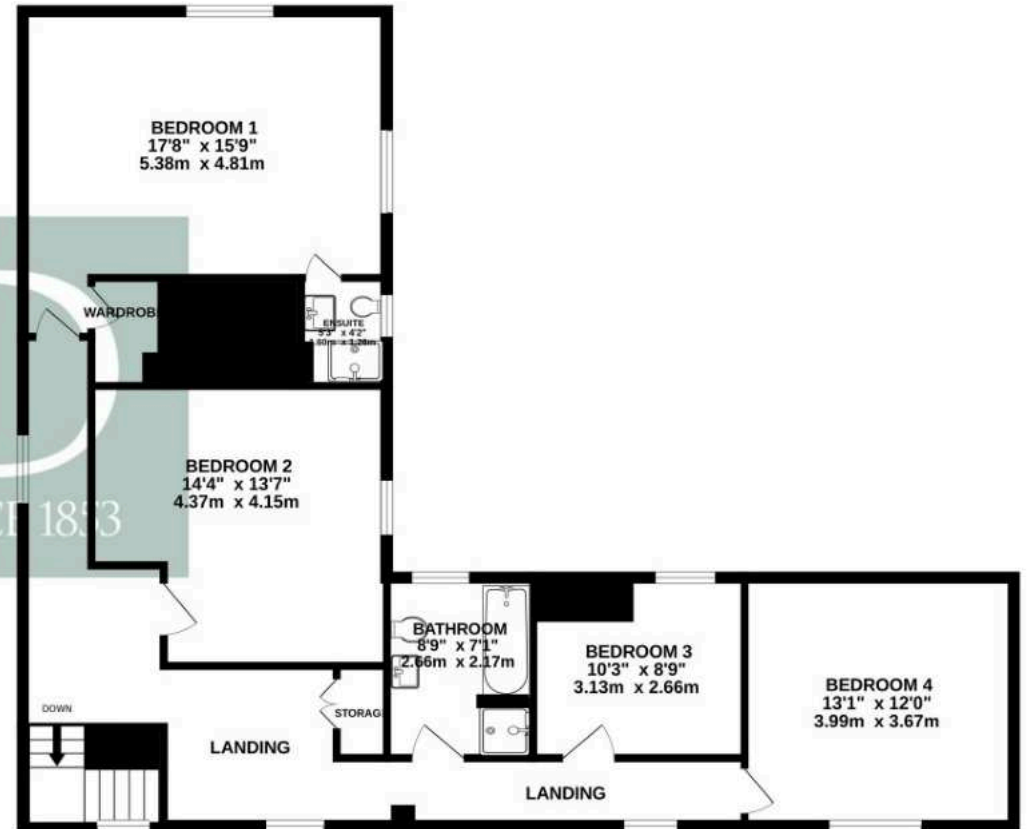


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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DURRANTS

SINCE 1853

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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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