



THE STORY OF
3 Lynford Road
Mundford, Norfolk

SOWERBYS



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3 Lynford Road

Mundford, Norfolk
IP26 5HN



Peaceful Rural Location

Incredibly Private Setting

Three Bedroom Detached Period Home

Separate Three Bedroom Bungalow in the Grounds

Generous Gardens

No Onward Chain

Packed with Character



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“...evolved over time, but still brimming with character.”

Perched in a captivating, semi-rural locale, adjacent to the picturesque Thetford Forest, stands a distinctive detached home accompanied by a separate bungalow, each brimming with character and allure.

Having evolved over time with tasteful expansions, the main residence now

boasts an inviting living space, a refined dining area, a well-appointed kitchen, and a convenient ground floor bathroom. Ascend to the first floor to discover three generously proportioned double bedrooms, including a primary suite graced with its own en-suite cloakroom.







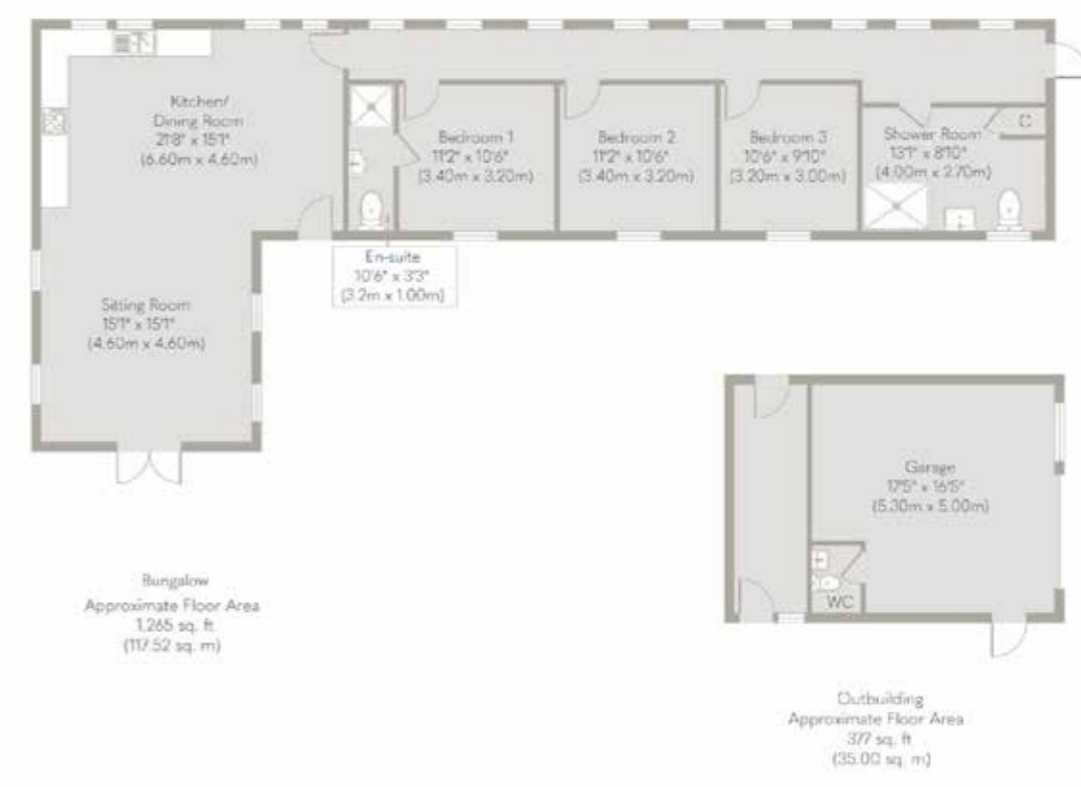
Nestled within the sprawling grounds, the detached bungalow, formerly a kennel complex, has secured planning consent for conversion into a delightful holiday sanctuary. The bungalow has recently undergone a meticulous refurbishment throughout and now comprises a large kitchen/family room, three double bedrooms, the principal having sole use of an en-suite shower room, and a further shower room to the very rear of the property. There's potential for multi-generational living (STPP) or lucrative rental endeavours, including holiday retreats, with the main residence already thriving as an Airbnb let (rental figures available on request).



Surrounded by expansive gardens, this secluded sanctuary has effortless access to the enchanting Thetford Forest, Lynford Lakes, and Lynford Arboretum. The property offers a lifestyle immersed in tranquillity and natural beauty.

Presenting a rare opportunity to acquire a spacious abode and a charming holiday cottage in a serene rural enclave, 3 Lynford Road epitomises the perfect fusion of comfort and countryside allure.





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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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ALL THE REASONS

Mundford

IN NORFOLK
IS THE PLACE TO CALL HOME



Mundford is a charming village nestled in the picturesque countryside of Norfolk, England.

Known for its tranquil and idyllic setting, Mundford offers a delightful escape from the hustle and bustle of modern life.

Just under four miles away is Lynford. The village is known for its Arboretum, a serene haven for nature enthusiasts and birdwatchers. This expansive woodland area showcases a diverse collection of trees and plants, providing a serene backdrop for leisurely walks and birdwatching sessions. The arboretum's peaceful trails wind through a variety of habitats, creating a unique opportunity to spot a wide array of bird species.

Mundford also boasts proximity to Thetford Forest, one of the largest lowland forests in the United Kingdom. This forested expanse offers an abundance of outdoor activities, from cycling and hiking to picnicking and exploring the diverse flora and fauna.

For those seeking a touch of history,

St. Michael and All Angels Church is a must-visit. This historic church features striking architecture and is steeped in local heritage, making it a fascinating stop for both history aficionados and architecture enthusiasts.

In essence, Mundford captures the essence of rural Norfolk, offering a serene escape where natural beauty, history, and tranquillity seamlessly intertwine. Whether you're looking for a peaceful retreat or an opportunity to immerse yourself in nature, Mundford promises a rejuvenating experience in the heart of the English countryside.

Around 9 miles from Thetford, benefiting from its well-connected transport links with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.



Thetford Forest



SERVICES CONNECTED

Mains electricity. Water supply via private borehole, private drainage. Oil fired central heating for the main house and LPG for the bungalow.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mincing.opened.sues

AGENT'S NOTES

The bungalow has planning restrictions stating that it can only be used a holiday accommodation. Potential purchasers are advised to make their own enquiries as to whether permission could be obtained for change of use to residential accommodation. Some internal images have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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