



## Long Row, Tibenham, Norwich

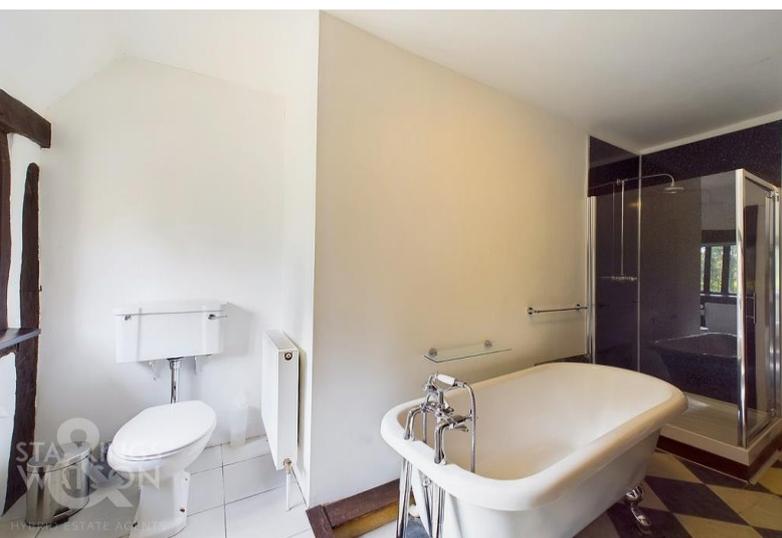
Guide Price £1,100,000 - £1,200,000 Freehold

Energy Efficiency Rating : F

- ✓ Grade II Listed Farmhouse
- ✓ Indoor Swimming Pool Complex
- ✓ Rural Village Location
- ✓ Plot Of Almost 2 Acres (stms)
- ✓ Separate Cottage, Pool House & Annexe
- ✓ Impressive Business Opportunity/Family Home
- ✓ Flexible I Accommodation Of 7000 SQFT approx
- ✓ LPG Heating & Private Treatment Plant



To arrange an accompanied viewing please call our Wymondham Office on 01953 438838



### IN SUMMARY

This DETACHED Grade II listed former FARMHOUSE is believed to date back to the 1500s in parts and is of oak timber frame construction. The property presents a FANTASTIC OPPORTUNITY to acquire a ready made business opportunity or an amazing family home with plenty of accommodation. Previously and currently run as a SUCCESSFUL rental business, the property has multiple facets spanning some 7000 SQFT (stms) in total and has possibilities for MULTI-GENERATIONAL living. In brief, there is a wonderful farmhouse with SEVEN BEDROOMS and THREE RECEPTIONS ROOMS, an adjoining ONE BEDROOM ANNEXE, a separate DETACHED ONE BEDROOM COTTAGE and a POOL HOUSE COMPLEX with indoor swimming pool and TWO BEDROOM self contained accommodation. In the 1980s a significant and sympathetic refurbishment programme was undertaken with later additions in more recent times. The property sits within a stunning private plot of approx. 2 ACRES (stms).

### SETTING THE SCENE

Approached via a private driveway from Long Row through a set of double gates there is a tree lined driveway sweeping through the front of the plot leading to the main shingled driveway / parking area to the front and side. The main entrance door to the farm house is found to the front from the main driveway.

### THE FARMHOUSE

The impressive period farmhouse offers a huge amount of space over two floors and is adjoined to the pool house accommodation via the swimming pool. Entering the main front door there is a welcoming entrance hallway with stairs to the first floor landing. There is a W/C to the right and to the left the main reception room, a very impressive room with large inglenook fireplace and exposed beams. There is then a large dining room and kitchen open plan to one another with large central island. This leads to a rear hallway with a back staircase to the first floor landing as well as utility area and further reception room beyond. The rear hallway also provides access to the swimming pool. Heading up to the first floor landing there are a number of bedrooms on this level. In total you will find five



double bedrooms each with their own individual character. There are also three en-suites and two further bathrooms. On the upper levels there are a further two double bedrooms.

#### THE POOL HOUSE

Offering flexible and extensive accommodation, the pool house complex is again completely self contained but can also be accessed via the indoor pool with the main house beyond. Internally you will find a large sitting room, kitchen/dining room, two double bedrooms and two shower rooms and W/C. Within one of the bathrooms is also a large steam room. From the kitchen area there is direct access into the indoor swimming pool.

#### THE COTTAGE

The delightful detached cottage includes exposed beams and other character features as well as French doors leading to a decked area over the pond from the sitting room. The Cottage also offers a utility room and porch entrance, fitted kitchen/dining room, ground floor cloakroom and first floor en-suite bedroom with adjacent walk-in wardrobe. The main reception rooms are generous in size and lead out to the private decked veranda.

#### THE RETREAT

Attached to the main house, the Annexe can be accessed either by its own external door to the rear or via the main house itself. Inside you will find an open plan sitting/bedroom area, shower room and kitchenette all with views over the rear garden.

#### THE GREAT OUTDOORS

Externally the private grounds extend to approximately two acres (stms) including a large paddock, pond with veranda, formal gardens and woodland to the front boundaries. A long tree-lined driveway provides an impressive approach from the roadside, leading to the farmhouse itself. There is plenty of driveway parking to be found. Found off the indoor swimming pool complex there is a private and secluded courtyard providing excellent space for alfresco dining. The pool house complex, the cottage and the annexe all have their own separate access from the grounds and can be separated or incorporated into the total accommodation.







### OUT & ABOUT

Situated in the south Norfolk village of Tibenham with delightful views over field and farmland. Within the village there is a community hall and public house with 3 schools in the surrounding area (primary and secondary). The thriving market town of Diss lies around 5 miles to the south providing a wide range of local and national shops, sporting and leisure facilities. There is a mainline train station at Diss providing regular services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street around 90 minutes. Tibenham offers good access to Long Stratton, the a140 and the property is only 15 minutes from the Snetterton Junction off the A11 for connection to Stanstead Airport. The surrounding south Norfolk countryside provides an array of recreational pursuits.

### FIND US

Postcode : NR16 1NZ

What3Words : ///quicker.handfuls.zealous

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

The property is being sold as Joint Sole Selling Rights in conjunction with EM&F and partners.

The property is Grade II listed with Private sewerage treatment plant and LPG central heating. The council tax band is band H. The property has in the recent past been run as a very successful rental business and is still currently used by the current owners as a part time rental business. There is huge potential with more information available upon request.



 <p><b>Ground Floor</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	
 <p><b>Floor 2</b> Building 1</p>	 <p><b>Ground Floor</b> Building 2</p>	<p><b>Approximate total area<sup>(1)</sup></b>  6730.43 ft<sup>2</sup>  625.28 m<sup>2</sup></p> <p><b>Reduced headroom</b>  137.8 ft<sup>2</sup>  12.8 m<sup>2</sup></p>
 <p><b>Floor 1</b> Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.