



CHERRY TREE BARN
LODGE ROAD, TIVETSHALL ST. MARGARET, NR15 2AX



A detached 2 bedroom barn and 1 bedroom annexe in need of refurbishment in a delightful rural position with countryside views

The property is a detached two bedroom barn conversion with two ensuites. There is space to extend subject to planning permission and a detached 1 bedroom single storey annexe.

The property has been the subject of a deliberate act of lack of maintenance and as a result is now in need of modernisation and refurbishment but offers huge potential. Further information can be provided upon request.

The main barn consists of an open plan kitchen/dining/living space that interconnects with a separate sitting room. There is a lobby and w.c. On the first floor are two double bedrooms with ensuites.

There is detached single storey barn style annexe with open plan living room/kitchen and a bedroom with ensuite wet room. This would be a great space for multi-generational living or potential holiday let subject to the necessary consents.

The grounds are overgrown but there is a large terrace, former pond, unfinished stable and a menage. There is huge scope to bring it back to its former splendour.

The property is along a meandering country lane with delightful rural views.

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

Tax Band C

AGENTS NOTES

1) The vendors have requested that interested parties need to be in a proceedable position and be able to move to an exchange of contracts within a 28 day period from receipt of draft papers and complete thereafter.

2) Please note the accommodation is combined to give total numbers. The main barn consists of 2 bedrooms with ensuites and the annexe is 1 bedroom with an ensuite. The square footage is the combined total.



3



1



3



1.17
acres



9 miles



EPC





THE ANNEXE



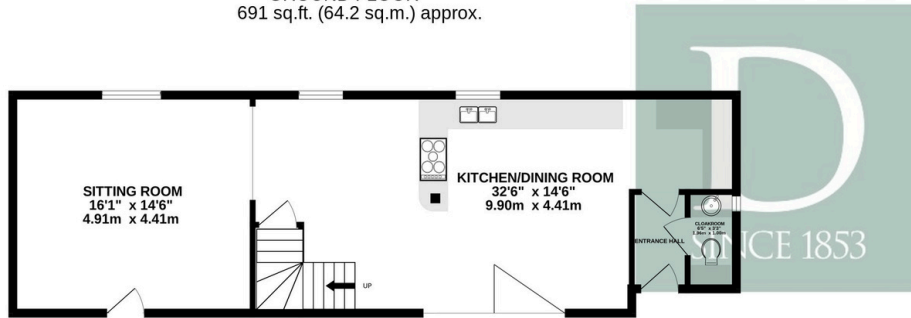
THE ANNEXE



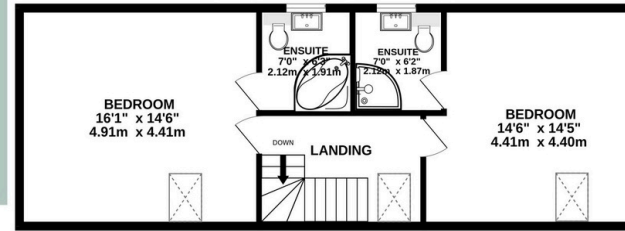


FLOOR PLANS

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



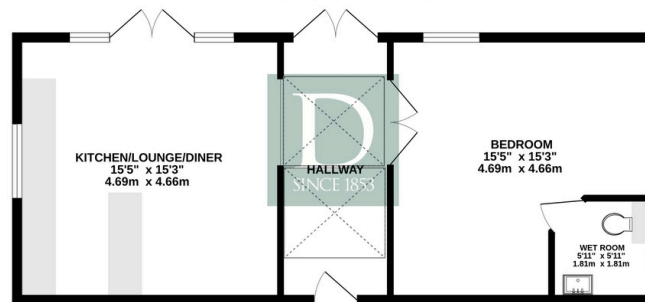
1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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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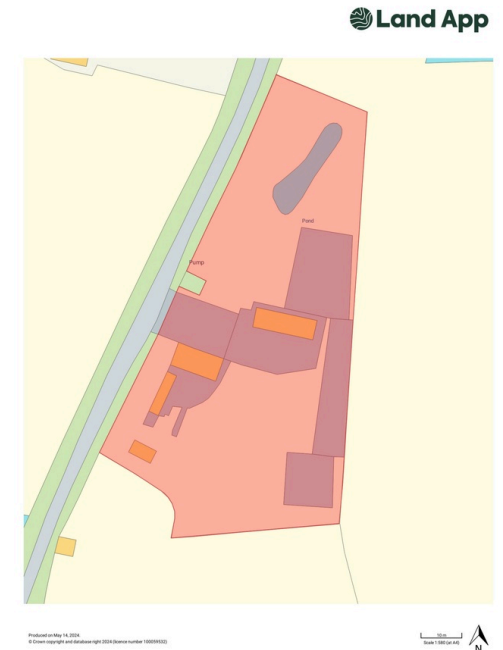
GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.0 sq.m.) approx.

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LOCATION MAP



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

IMPORTANT NOTICE

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