



THE STORY OF

Tibenham Farm

Tibenham, Norfolk

SOWERBYS



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Tibenham Farm

Long Row, Tibenham
Norfolk, NR16 1PD

Impressive Grade II Listed Country House

Modern Vaulted Kitchen Breakfast Room

Four Stunning Reception Rooms

Five Bedrooms, Three En-Suites, One Bathroom

Abundance of Finer Period Features

Partially Moated Grounds

Wide Range of Outbuildings

Walled Garden

Woodland and Meadow

Grounds of Approximately Seven Acres (STMS)

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A truly impressive Grade II listed country house, Tibenham Farm is set within seven acres (STMS) of picturesque grounds. As you approach the property through the long driveway and electric gates, you are greeted by the grandeur of the house standing proudly within its partially moated grounds. The interior seamlessly combines period details with modern finishes, offering a truly unique living experience.

You are welcomed into the property by four impressive reception rooms, each exuding character and featuring high ceilings, exposed timbers, and beautiful fireplaces. From the elegant drawing room and atmospheric dining room to the cosy library and inviting family room, every space oozes charm. The kitchen breakfast room, with its vaulted ceiling and modern finishes, provides a delightful area for both entertaining and casual gatherings.



The first floor is home to four superb bedrooms, of which three are en-suite. The dual-aspect principal bedroom boasts stunning views over the grounds and features the luxury of an exclusive Phillippe Starck en-suite, plus a charming dressing room to complete. The guest room is also a very generous size with lovely views and full of character, as well as the two further bedrooms and family bathroom. Further to the main area of the first floor, a mezzanine floor overlooking the kitchen offers another cosy living space, ideal for the younger members of the family to have their own space, while others entertain and socialise in the kitchen dining area.

Above the kitchen and mezzanine on the second floor, currently used as an office, was once a self-contained apartment with a kitchenette, bedroom, and bathroom. With all the facilities still available, this could easily create the ideal space for a family member looking for a little independence or even an Au pair.



A truly unique living
experience...





Outside, the property impresses with its expansive grounds featuring a long driveway, ample parking, a partially moated front, and a charming walled garden with a sweeping lawn, raised entertaining deck, and meandering gravel pathway. The established woodland and meadow add to the property's allure, creating an idyllic country living haven.

Tibenham Farm also boasts a variety of outbuildings, including a large timber frame barn, a general-purpose store with a secure workshop, stabling, wood store, and a separate outbuilding currently used as a gym. All these facilities create a variety of opportunities and a wonderful place to call home.



Every aspect enjoys luscious private views over the grounds and across the neighbouring fields.





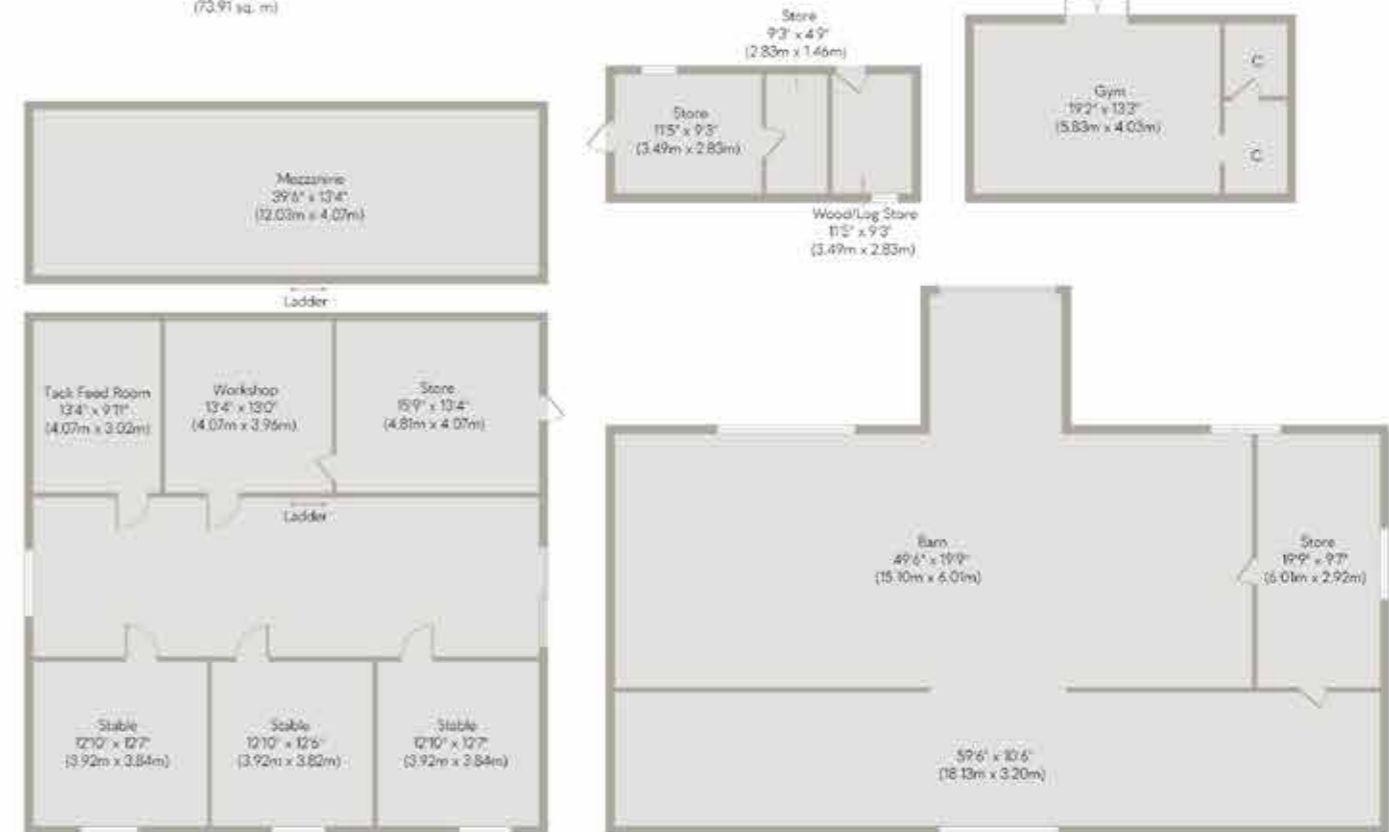
First Floor
 Approximate Floor Area
 2014 sq. ft.
 (187.15 sq. m)



Second Floor
 Approximate Floor Area
 796 sq. ft.
 (73.91 sq. m)



Ground Floor
 Approximate Floor Area
 2546 sq. ft.
 (236.52 sq. m)



Outbuilding



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

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Tibenham

A RURAL VILLAGE WITH TRANQUIL SURROUNDINGS.

A charming village located in the picturesque county of Norfolk, Tibenham is only 17 miles from the city of Norwich. With its rich history, beautiful landscapes, and friendly community, Tibenham offers visitors and residents a peaceful and idyllic setting to call home. The village is surrounded by far-reaching farmland, providing stunning views and a tranquil atmosphere.

Tibenham is well-known for its historic church, which dates back to the 12th century and its former airfield during World War II, which today is home to the Norfolk Gliding Club. The village also boasts a number of traditional thatched cottages, adding to its quintessential English charm.

In addition to its historical and natural attractions, Tibenham offers a warm and welcoming community. The village hosts various events throughout the year, including traditional fairs, music festivals, and agricultural shows, providing ample opportunity for residents to come together and celebrate.

Notably, Tibenham's proximity to Diss railway station provides direct access to London with approximately a ninety minute journey, as well as easy access to Norwich, heading in the opposite direction. With a vibrant culture, shopping, and dining opportunities, Norwich offers all the urban amenities, while still being able to retreat to the tranquillity of village life. Alternatively, Tibenham is in a great proximity from the A11, making commuting or a weekend get-away stress-free. For those seeking a peaceful and scenic retreat, Tibenham, Norfolk, is the perfect destination. Whether exploring its historical landmarks, taking in the bucolic surroundings, or engaging with the friendly locals, Tibenham offers a delightful escape from the hustle and bustle of modern life.



Note from Sowerbys



“An extra sense of tranquility is enjoyed sitting by the moat.”

Tibenham Farm's Moat.



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

This property is exempt, due to being Grade II listed.

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: ///masts.nasal.shampoos

AGENT'S NOTE

There is a public footpath to the northern boundary.

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.

SOWERBYS

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