



The Old Post Office
Tibenham | Norwich | Norfolk | NR16 1AP

DETACHED THATCHED COTTAGE



Hats off to restorers of this lovely four-bedroom 17th century home! Bright and fresh throughout, it benefits from having had all its essentials overhauled recently, and to a high standard – timber windows repainted, new boiler and oil tank, rewiring, and a ten-year guarantee on the thatch. Move in and enjoy the beauty of the local area.



KEY FEATURES

- Beautiful Grade II listed detached property
- Historic charm - previously the village post office
- Fully renovated to a beautiful standard throughout
- Large, light and spacious kitchen-diner
- Four good-sized bedrooms
- Immaculately kept garden with a patio area.
- Exceptional country views
- A quiet village location with an excellent pub
- A short drive from the London train links and amenities of Diss
- Chain-free
- Detached double garage

Historic England is somewhat vague on the history but it's safe to assume that the 17th century part is the thatched front and centre with more recent pantiled additions incorporated to either side and across the rear of the property.

Step Inside

Although there is a central front door to the street, you'll enter through the back door near the off-street parking. To your right is a larger-than-average utility, to your left a shower room – one of two on this floor and good news for guests or relatives who struggle with stairs. It's immediately clear that this is not your typical 17th century thatched cottage. Beams are mostly hidden or painted, floors are tiled or wooden and everywhere is fresh-white with accents in shades of grey. Instead of cramped, dark interiors, here are sunny, uplifting and expansive spaces with clean lines and room to breathe. The idiosyncratic floorplan, evolved over the centuries, is one you will never tire of and one also that lends itself to much flexibility in how you use the space.

Heart of the Home

The largest room in the property by some way, the kitchen-diner is very much at the centre of things. An eminently sociable room, it's a place where everyone can come together and carry out diverse activities simultaneously. What was once the rear elevation of the property is now an interesting internal division broken up by former doorways and window apertures which connect both parts of the space. On one side of this informal division is the working part, needing just a quarter of the footprint. Cream coloured units and wooden worktops laid out in a long run and an island provide plenty of prep space. A sit up bar on one side of the island is perfect for breakfast or informal eating while behind it is room for a large dining table. Beyond the central division is a long area which might also work well for dining. Sunshine streams in through skylights in the vaulted roof of this single storey extension where a set of French doors leads out to the garden. Party animals will immediately see huge potential in this generous space, particularly in summer when guests can spill out into the garden.





KEY FEATURES

A door leads to a small vestibule which in turn leads to a ground floor bedroom, once the village post office, with a glorious vaulted ceiling. A shower room is adjacent and behind it a room called the pantry, though to be fair it's larger than your average kitchen. Anybody who enjoys entertaining will appreciate the extra kitchen space here.

How will you use it?

It's a wonderful thing to have options and, by now, you'll be full of ideas about how to arrange these spaces to suit your needs. A pair of charming wood-and-glass doors lead from the kitchen to a room which might answer to a number of names. The main door from the street is here, and so you might make a formal entrance hall. Alternatively, it's of a size to make a lovely formal dining room which can be connected – or not – to the kitchen, doors open or closed. The chimney stack is here and a mid-century fireplace which hasn't been used recently, though you might get the sweep round to look it over. Perhaps you'll add a wood-burner. The sitting room next door diverges from the airy white décor elsewhere. Instead, Angel Strawbridge (Escape to the Chateau) wallpaper creates a cosy enclosed environment made all the cosier by a working wood-burning stove in the hearth.

Upstairs

Stairs from the rear hall rise to a landing along the rear of the house. Off it are three bedrooms and a family bathroom. In a traditional layout, bedrooms two and three are adjoining and so make a good combination suite of sleeping and studying areas for a teenager. The largest bedroom benefits from a dressing area with a long run of built-in cupboards.

Outside

The property enjoys country views across fields to the front and, to the rear, a perfectly private garden which is enclosed and dog-proof. Traditional cottage garden planting means there is always something of interest. Projecting wings at either end of the property create a sheltered area across the back of the house, a lovely sunny spot for morning coffee. A larger paved area further into the garden is shaded by a dramatic and beautiful willow. A detached double garage sits up some hard standing and behind double gates, meaning plenty of off-street parking.





















INFORMATION



On The Doorstep

A quiet community deep in the Norfolk countryside, Tibenham now benefits from a recently reopened pub which organises public events and live music. Who knows – James Stewart may have drunk in here when he was a squadron commander at the nearby airfield.

How Far Is It To

Connectivity is good with a choice of urban destinations all relatively close by. Diss, with regular trains on the London to Norwich mainline, is about a quarter of an hour away by car, as is Wymondham. Attleborough and Long Stratton are not much farther, and Norwich can be reached in just half an hour.

Directions: From Diss head North on the B1077 through Winfarthing turn right onto Hall Road and follow to Long Row. Turn right and then immediately left on to Diss road. Follow up and take the next right on to Blackbarn Road. Follow down to Tibenham and the property is on the right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// honeybees.partly.router

Services, District Council and Tenure

Oil Fired Central Heating, Mains Electricity and Water. Private Drainage (Septic Tank) Mains Electricity, Water and Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Tax Band D
Tenure: Freehold



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