



The Courtyard
Cargate Common
Tibenham
Norwich, Norfolk
NR16 1QH

Guide Price £895,000





Set amidst an unspoilt Norfolk landscape and within 2.87 acres.

Superb barn conversion around a courtyard with open plan living space and 4 bedrooms (all en-suite).

Completed to an exceptional standard.

Location

When buying a property one of the most important considerations is its location. This was paramount in the mind of the current owners who converted this barn into a truly stunning home set within nearly 3 acres of ground. The area is where time appears to have stood still with small hedge boundary fields and narrow country lanes but at the same time The Courtyard is not far from amenities. Within the village there is a public house and the nearby villages of New Buckenham and Bunwell have local shops. A little further afield are the market towns of Wymondham (10 miles) and Diss (7 miles) both of which are well served, and with Diss providing a commuter rail service to London Liverpool Street in around 90 minutes. For greater cultural variety, the fine city of Norwich is just 16 miles to the north and has an international airport. For those seeking the rural life but with a need to be within easy reach of amenities, The Courtyard has a lot to offer.





The Property

The Courtyard is a wonderful example of how barns should be converted. Much time and planning went into the design and completion of The Courtyard which has created a sizeable home but without the feeling of vast empty space. The proportions were all carefully considered and each room has its own character. The use of oak for much of the joinery contrasts with the brick floors, and the door and window furniture is blacksmith forged. Each of the bedrooms has its own en-suite facilities (no-one likes to share these days) and the living areas are very much "open plan". This is particularly true in the main wing which has a central kitchen of bespoke units flanked by a living area to one side and a dining area to the other. The main sitting room has been foreshortened and has a central woodburning stove, vaulted ceiling and unusual exposed timbering. For those who appreciate quality and design, The Courtyard is well worth visiting.

Outside

The Courtyard is set within 1.162ha (2.87ac) of garden and fields together with a delightful courtyard enclosed by the house and buildings. This is a wonderful area with curved borders and snaking paths and has its own micro climate being so sheltered. One side of the courtyard is an open barn area ideal for al fresco eating. To the side of the property is a productive vegetable garden and a young orchard already starting to bloom. Parking is ample on the drive or within the expansive garage space. For the hobbyist or keen gardener there is a large workshop but this may also be useful for those seeking annex accommodation. From the living areas of the barn there are views stretching across the length of the garden.

Services

Mains water and electricity are connected to the property. There is private drainage. A substantial proportion of the cost of the general electricity usage, underfloor central heating and hot water is provided for by the income from the photovoltaic panels which have 22 years remaining on their contract. Central heating and hot water are powered via air source heat pumps. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions

From the A140 at the Pulham roundabout head west on the B1134. Over the rail crossing and continue for a further 2 miles. Turn right signposted to Tibenham and Pristow Green. Follow the road into and through Tibenham village and opposite the church turn right. Continue for 0.6 miles and The Courtyard entrance, marked clearly with a house sign will be found on the right hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 15519/MS

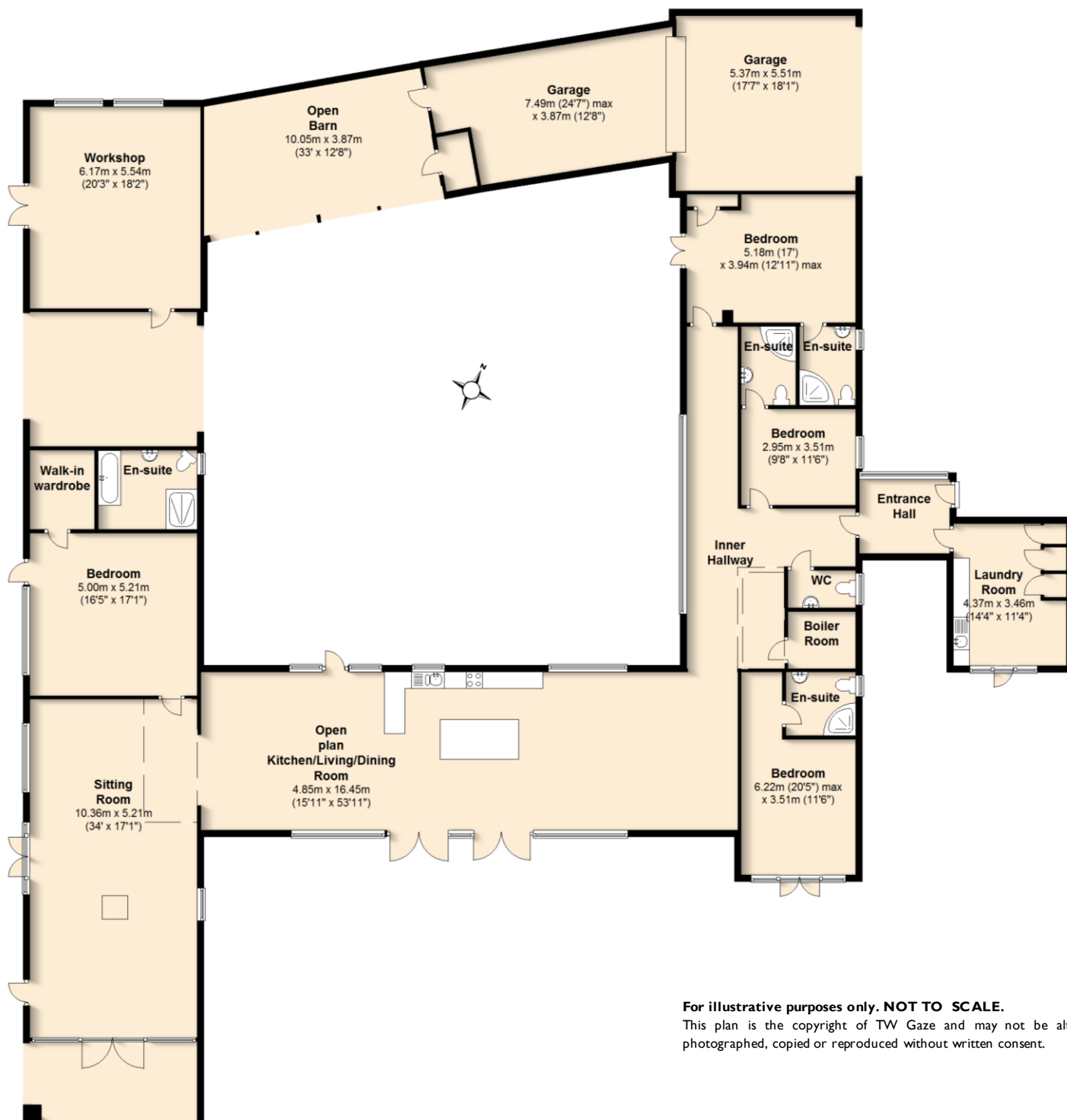
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Total area: approx. 450.3 sq. metres (4847.3 sq. feet)

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