



Church Hill Farm Barn
Church Lane, Winfarthing, Diss, Norfolk IP22 2EA

twgaze



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Diss

Norfolk

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A stunning family home with an excellent annexe facility, large workshop, studio and garaging set in attractively landscaped private gardens of around three quarters of an acre. Barn comprises large entrance hall, 3 reception rooms, kitchen/breakfast room, wc, utility, 3 double bedrooms, family bathroom and en-suite shower room. Annexe comprises entrance hall, sitting room, kitchen, dining room/bedroom 2, bedroom with en-suite shower room and separate bathroom. No onward chain.

Guide Price £695,000



- Spacious interiors
- Flexible living accommodation
- 2 bedroom annexe
- Delightful gardens

Location This property is just on the outskirts of Winfarthing which is a small village with church, public house and primary school. Nearby is the larger village of Banham which has a wider range of amenities and a zoo, a popular tourist attraction. The historic market town of Diss is around 5 miles away and has a weekly Friday auction and market. Additionally at Diss there is a mainline rail station on the Norwich to London Liverpool Street line. Attleborough is around 4 miles away with a train station on the Norwich to Cambridge line and the fine cathedral city of Norwich is around 20 miles to the north. This area is accessible to a wide range of tourist attractions ideal for the holiday home business and both the north Norfolk coast and eastern coastline around Southwold are within an hour's drive, and the Broads within 30 minutes.

The Property Church Hill Farm Barn was converted by the owners in 1998 to a high specification and comprises some 3,500 sqft of living space. The layout is well planned, with part vaulted ceilings and exposed timber frame revealing the size and age of the structure. Whilst the room sizes are generous, the barn is nevertheless homely and presents as a most comfortable and well appointed family home.

An impressive entrance hall with bespoke ash staircase helps to set the scene and gives a suggestion of the accommodation which lies beyond and it does not disappoint. A capacious sitting room featuring an inglenook fireplace and a part-vaulted kitchen/breakfast room, the hub of any home, will more than fulfil any family's requirements and both rooms have the benefit of multi-fuel burning stoves. Two further reception rooms, a utility and a cloakroom complete the ground floor layout, whilst on the first floor are three double bedrooms (one en-suite), a family bathroom and a part galleried landing with seating area, offering an ideal place to sit and enjoy views over the surrounding countryside. The single storey two bedroom annexe has the benefit of its own front door and again is very well appointed making it ideal for elderly relatives or visitors alike. All in all, a most appealing home.



Outside The property is approached from the lane via a high brick wall into which are set electrically operated gates. Beyond lies a large gravelled driveway complete with a two bay cart lodge and a single bay open fronted garage. There is planning permission in place for additional garaging if required. The driveway leads around the side of the property to a large steel clad workshop (18.6 x 7m) which is sited to the rear corner boundary. The building has power and lighting connected and has a concrete floor and roller shutter door. To one side is a studio/garden room (6.8m x 3.5m). Closer to the house sits a brick garden store, dog kennel and a new oil tank. The rear gardens have been thoughtfully designed and lovingly planted over the years with a wide variety of shrubs, trees and roses and are a delight to behold. A large sheltered south west facing sandstone terrace runs along the rear aspect and from here steps lead up and through rose covered arbours which invite you to explore the gardens beyond. Within the garden is a pergola covered terrace designed for al fresco dining and a summerhouse. The rear area of garden is laid to grass and has a post and rail boundary. Overall, Church Hill Farm Barn is set in 0.77 acres (0.315 ha).

Services Mains water and electricity are connected to the property. Private drainage. Oil fired boiler providing central heating and domestic hot water. Electric cooking range with LPG hob. 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 Diss head towards Attleborough on the B1077 and continue through the village of Shelfanger and into Winfarthing. Take the right hand turn immediately past the school into Church Lane and Church Hill Farm Barn will be found a little further along on the left hand side.

Viewing Strictly by appointment with TW Gaze.

Freehold

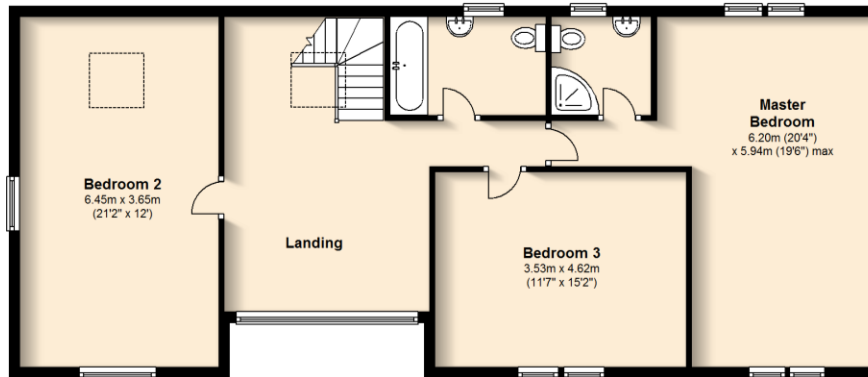
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Ground Floor
Approx. 229.9 sq. metres (2474.8 sq. feet)



First Floor
Approx. 96.1 sq. metres (1034.7 sq. feet)



Total area: approx. 326.0 sq. metres (3509.5 sq. feet)

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Address: Church Hill Farm Barn, Church Lane, Winfarthing, DISS, Norfolk, IP22 2EA
RRN: 9048-7022-7263-4266-0900

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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