



Blair House  
Market Place  
New Buckenham  
NR16 2AN

Guide Price: £425,000  
NO ONWARD CHAIN





- 4 bedroom village house with AGA
- Upgraded electrics and heating
- Characterful sitting room with wood burner
- Decorated with Farrow & Ball paint
- Upstairs bathroom
- Downstairs Cloakroom

### Location

Blair House sits in the centre of New Buckenham overlooking the village Green and the historic Market Cross. This pretty medieval village has the castle ruins remaining, along with good open countryside and many footpaths. The village has a well-supported pub, general store, tearoom, modern village hall and playing fields which host regular activities and events. Schooling for all ages is provided in the next village of Old Buckenham, where there are two further public houses, convenience store, and picturesque Old Buckenham Country Park – 35 acres of Norfolk countryside for dog walking and regular family events. Good transport links by road and rail, national supermarkets and health services are available in Attleborough, just 4 miles away. The market town of Diss is 10 miles to the south with direct trains to London Liverpool Street in around 90 minutes. The University city of Norwich is ideal for excellent High Street shopping, entertainment and renowned restaurants is 15 miles to the north as is Norwich International Airport.





### Property

An Historic Building, Blair House is one of New Buckenham's original properties built in the 15th Century. The property features exposed studwork and beams and in the sitting room, an impressive inglenook fireplace which is fitted with a top of the range Danish wood burner with a recently replaced flue . The kitchen provides a good range of units and a navy blue electric AGA supplying a comfortable background warmth to this area as well as a means of cooking. For the warmer months, when the AGA can be turned off, there is an integrated NEFF oven and ceramic hob. The cloakroom doubles as a coat and boot room however a shower could be installed in this area too. Accommodation is spread over 3 floors with the 4 bedrooms on the upper 2 floors and all feature built in storage. The master bedroom being exceptionally appealing with an open stone fireplace. The upstairs family bathroom can be accessed from the master bedroom and the hallway - a 'jack and jill' configuration.

### Outside

A small rear garden with paved patio area which is to be fenced with willow fencing panels. Parking is on-road of which there is plenty around the village green.

### Services

Mains water, drainage and electricity are connected. Heating is via new energy efficient electric radiators and the electric AGA.

### How to get there

[what3words:///lifted.congas.snowboard](http://what3words:///lifted.congas.snowboard)

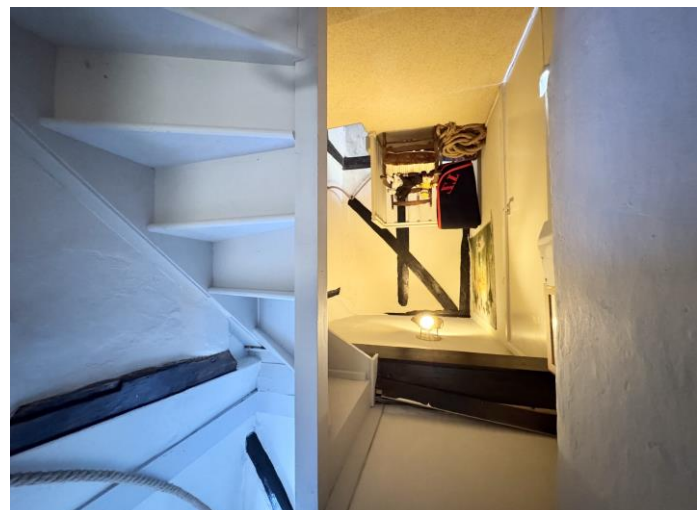
### Viewing

Strictly by appointment with TW Gaze

**Tenure : Freehold**

**Council Tax Band : C**

**Agents Note :** There is a flying freehold with this property, please call for more details.



### Important Notice

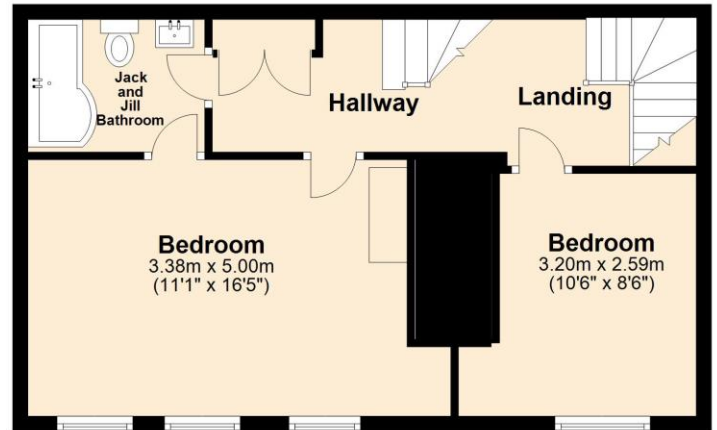
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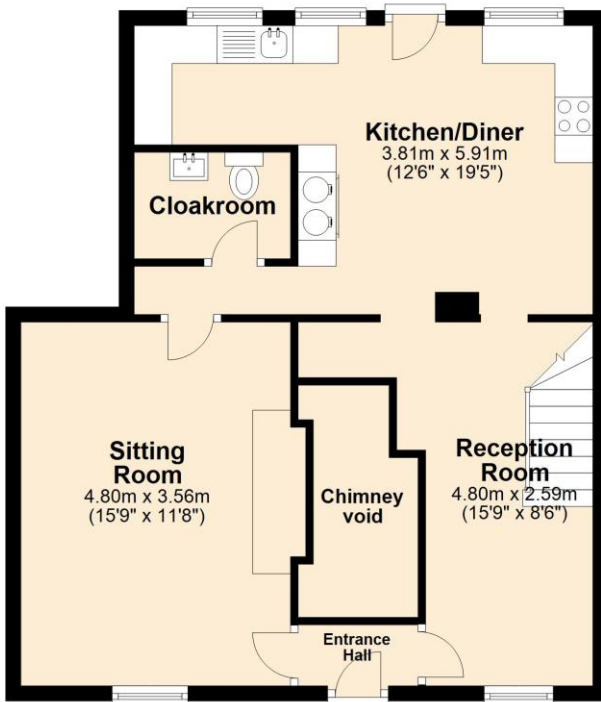
### First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



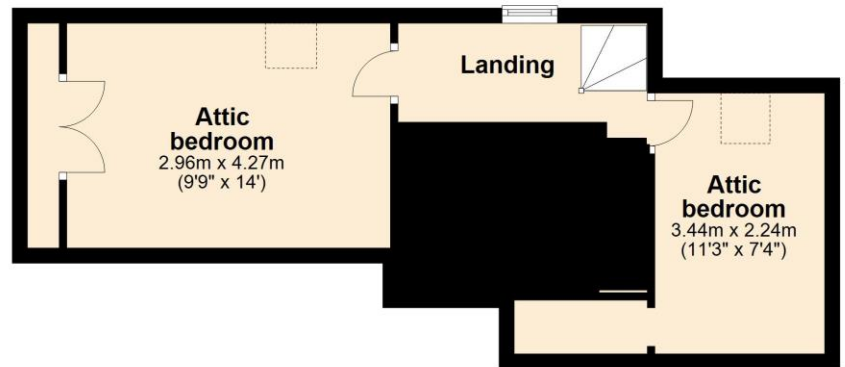
### Ground Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



### Second Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 139.9 sq. metres (1505.9 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

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