



Old Hall & Barns at Old Hall
Diss Road
Tibenham
Norfolk, NR16 1QQ

twgaze





This finely timbered Grade II Listed 5 bedroom property sits nestled in a peaceful location in the outskirts of the popular village of Tibenham. The property features an extensive range of barns with potential for development subject to planning.

Guide £900,000



- Grade II listed farmhouse set in 2.5 acres
- Range of barns with potential for development
- 5 spacious bedrooms

Location

Set down a long private track the Old hall is situated on the outskirts of the village. Tibenham is a rural, South Norfolk village located 6 miles to the north of Diss. The village is well supported by neighbour's villages, such as New Buckenham and Bunwell, whilst the small town of Long Stratton is also close by and benefits from a good range of amenities including shops, supermarket, public houses and take aways. Diss is the nearest larger town and as you would expect, caters for a wider range of needs, including primary and secondary school, as well as useful transport links, such as main line railway station into Norwich, Ipswich and London Liverpool St.

The Property

Situated in the picturesque and rural village of Tibenham, this exceptional five-bedroom Grade II Listed period property sits proudly in the centre of dates to plot which extends to just over 2.5 acres. The original house dates back to the C17 with the later addition of a C19 central porch with attractive stepped gables. The house is set amidst a peaceful countryside setting, offering the perfect retreat while still being within easy reach of essential amenities and major transport links. Upon entering, one is immediately struck by the wealth of period features that define this charming home. The timbered structure, with its beautifully preserved exposed beams, serves as a reminder of the property's rich history. The reception rooms are equally large in proportion and include a large sitting room with an attractive inglenook fireplace providing ample space for relaxation and entertaining.



A generous dining room and additional library/study ensure that every need is catered for, whether for formal gatherings or quiet evenings in. There is a cellar which is access from under the cellar in the study. Upstairs, five generously proportioned bedrooms offer comfortable accommodation, all benefiting from views over the property's surrounding grounds. The principle bedroom benefits from en suite facilities. On the 2nd floor you will find the thoughtfully converted attic space which houses the 5th bedroom and a living space and ensuite bathroom.

Barns

The extensive range of barns and outbuildings are particularly noteworthy due to the potential for development. These traditional barns, full of character and equally finely timbered in their own right, present an exciting opportunity for development, subject to the necessary planning consents.

Outside

The grounds extend to approximately 2.5 acres, where mature trees, sweeping lawns, and well-tended gardens provide a beautiful backdrop to this delightful property.

How to get there:

What3words: ///feasts.throat.raking

Services

Mains electricity is connected. Oil Boiler. Private drainage and Water.

Viewing

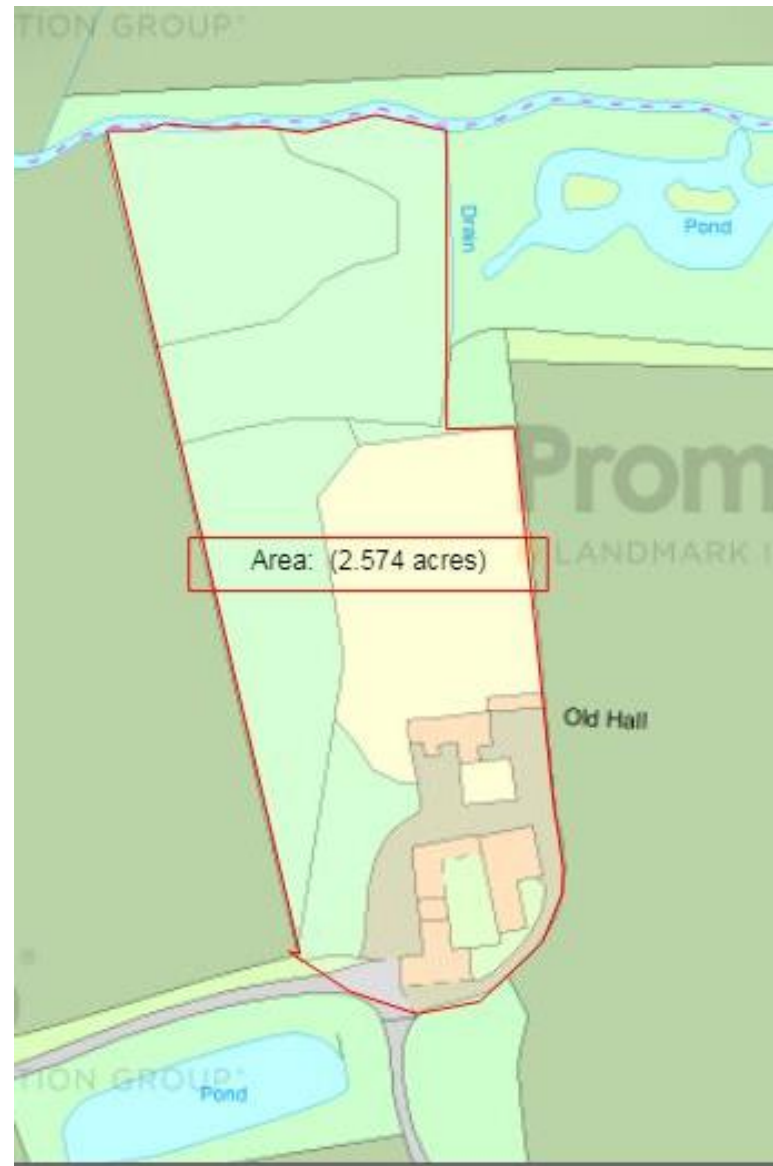
By appointment with TW Gaze.

Council Tax band: G

Tenure: Freehold

Ref: 19669/MS/KH





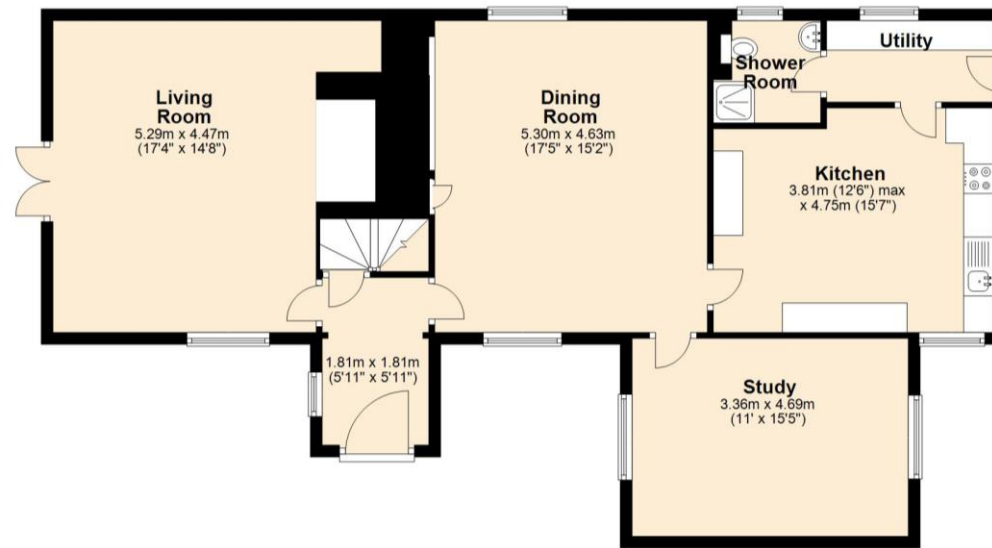
Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

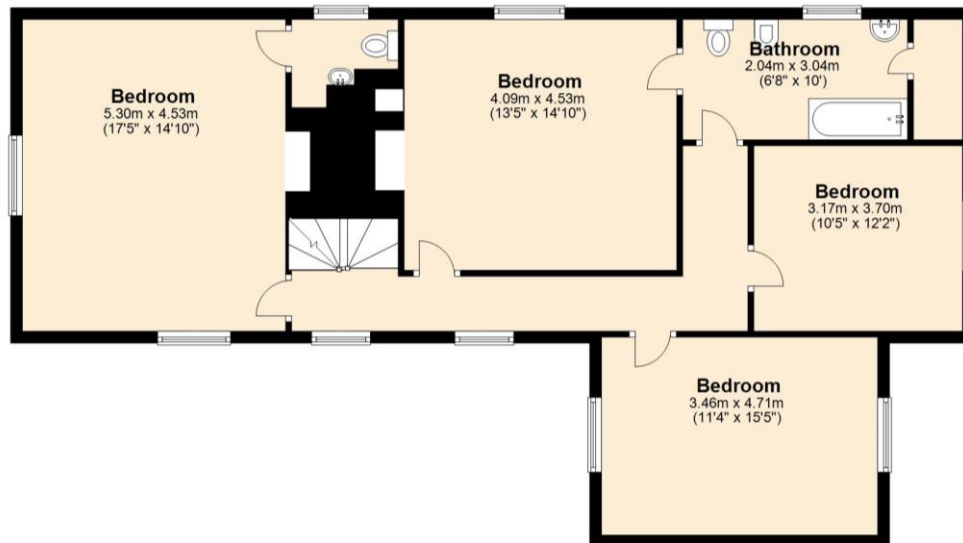
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.





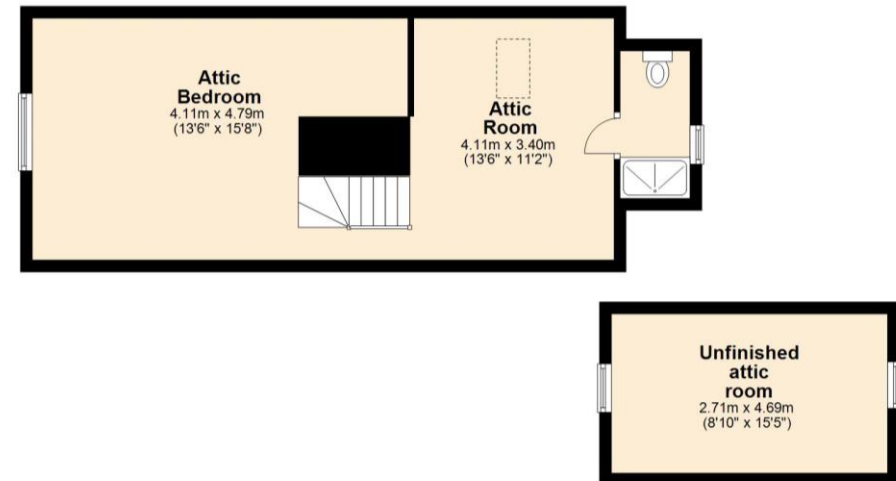
First Floor

Approx. 99.4 sq. metres (1069.6 sq. feet)



Second Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



Total area: approx. 258.9 sq. metres (2787.2 sq. feet)