



Willow Farm, Besthorpe, Attleborough, NR17 2LP

twgaze



Willow Farm  
Besthorpe, Attleborough  
NR17 2LP



**A beautiful unique family farmhouse blossoming with a wealth of features such as exposed beams and inglenook fireplaces with wood burners.**

**Guide Price £975,000 - £1,000,000**



- Large detached family farmhouse
- Set in 3 1/2 acres
- A range of outbuildings
- Wealth of original features
- Stabling with tack room
- Oak garden room
- Large family kitchen/breakfast room
- Open plan lounge/diner
- Sympathetically extended
- Cart lodge and separate garage with studio

#### Location

Located in the quiet hamlet of Black Carr, Besthorpe, it is within close proximity to Spooner Row which offers a primary school, and public house/ restaurant. Offering the best of both worlds being in this rural village, Black Carr is just 4 miles away from the vibrant market town of Wymondham with Norwich City centre only 14 miles away. Nearby, there is highly regarded schooling at the Wymondham High Academy and Wymondham College. Wymondham is home to a fine range of local shops and retailers, including a Waitrose and Morrisons store, there is a weekly market and monthly farmer's market. The local train station lies on the Norwich to Cambridge main line with regular commuter connections on to London Kings Cross. Norwich institutions such as the Norfolk and Norwich Hospital, the UEA, John Innes Centre and Research Park are within easy reach.



### The Property

A unique opportunity to purchase this detached farmhouse with a range of outbuildings including stabling. This is all set in approximately 3 1/2 acres of grounds; including a formal garden and two paddocks as well as an orchard. The farmhouse has a wealth of original features such as the inglenook fireplace and exposed beams. The ground floor features a downstairs bedroom with ensuite as well as spacious reception rooms, utility, W/C and large kitchen/diner. The property has been sympathetically extended to provide a modern family home with an oak garden room extended more recently, giving a beautiful view to enjoy the garden. The first floor opens up into a bright spacious landing before leading off into three separate bedrooms and study room. The outside features include a cart lodge, double garage, driveway and a self-contained studio which is currently used as a music room and has potential to be an outside office. Willow Farm is approached by a sweeping driveway with 'in and out' gates.

**Services** Mains water, electricity. Private treatment plant. LPG heating. Solar panels.

**EPC Rating E**

**Viewing** Strictly by appointment with TW Gaze.

**Freehold**

**Council Tax Band – E**



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

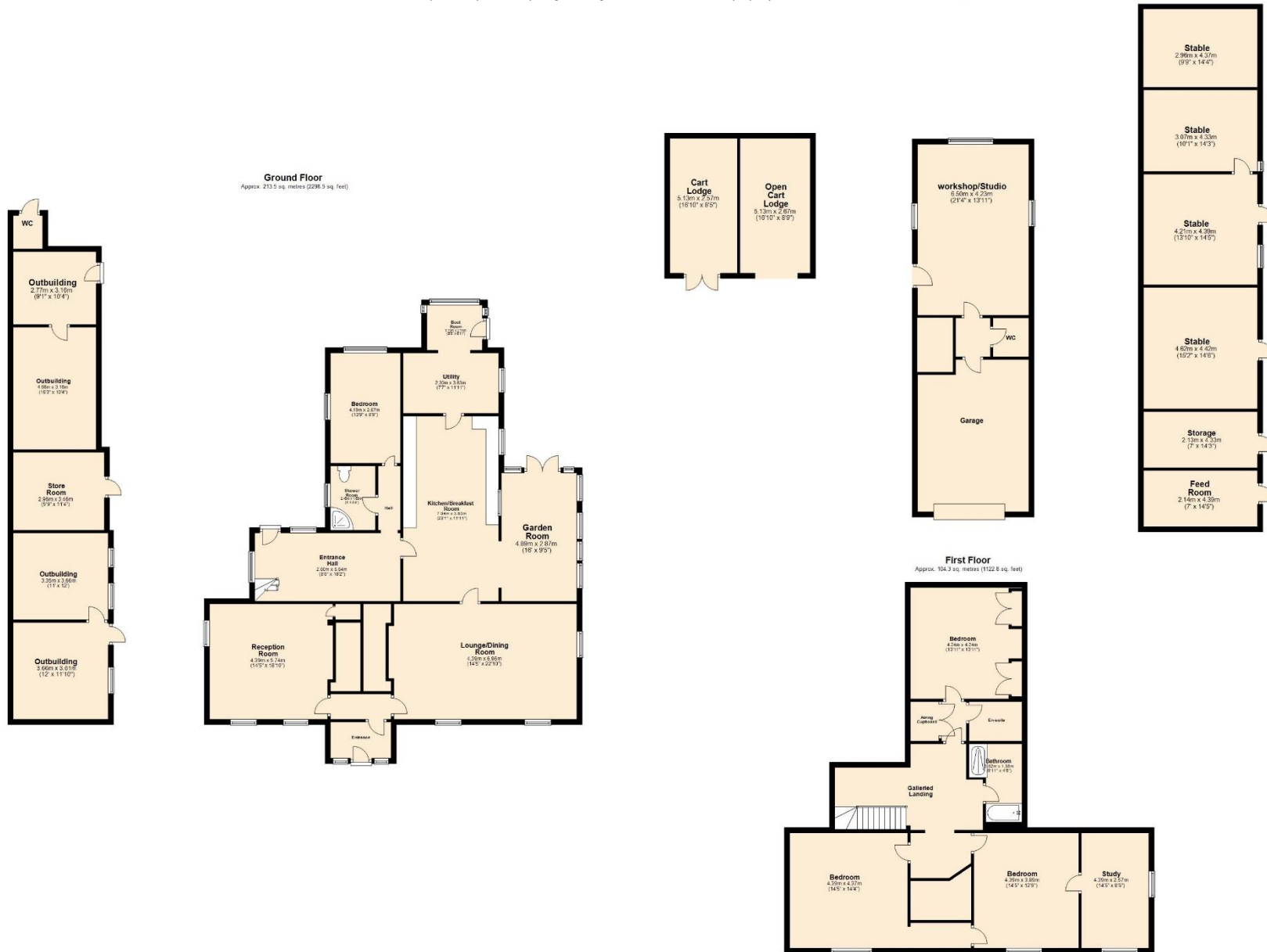
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent

**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 should 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 employ 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 has 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.

Approx. 172.2 sq. metres (185.3 sq. feet)



Total area: approx. 490.0 sq. metres (5274.5 sq. feet)





33 Market Street, Wymondham,  
Norfolk NR18 0AJ  
01953 423 188

10 Market Hill, Diss,  
Norfolk IP22 4WJ  
01379 641 341

