



3 Barrack Yard Cottage
The Street
Gasthorpe
IP22 2TL

Guide Price: £450,000





Location

Quaintly positioned, with excellent walks on the doorstep and access to the Angles Way, the property is located in the rural Breckland village of Gasthorpe, roughly 0.3 mile from the A1066. Gasthorpe is situated between the towns of Thetford and Diss, both of which are steeped in history and offer a range of useful daily amenities, including shops, supermarkets, schooling options and transport links such as bus and railway connections into Norwich and London.





The property

The accommodation is extremely appealing, enhanced by the varied style of reception spaces, such as the cosy and inviting living room with its open fire - great for the chilly evenings, spacious kitchen/diner, and the bright, glazed & vaulted Oak framed garden room - excellent for entertaining friends and family in the summer months. In total, there are three first floor bedrooms and small wc off the landing, supporting the ground floor bathroom, which has a separate shower cubicle.

Outside

The garden is well kept and relatively low maintenance, with section of artificial turf accompanying the shingle and paved cottage garden, with its array of mature shrubs, flowers and timber frame greenhouse. There are a couple of useful storage outbuildings, shepherds hut which makes for a handy office or craft space, and finally a large 28' x 18' detached double garage/workshop with veranda. The driveway allows parking for several vehicles.

Agent note - The private track is owned by a local landowner, 3 Barrack Yard has a right of access over the track to the property.

Services

Mains water, electric and connected. Private drainage. Oil fired central heating.

How to get there

What3words:///panels.called.president

Viewing: By appointment with TW Gaze

Council Tax band: B

Freehold

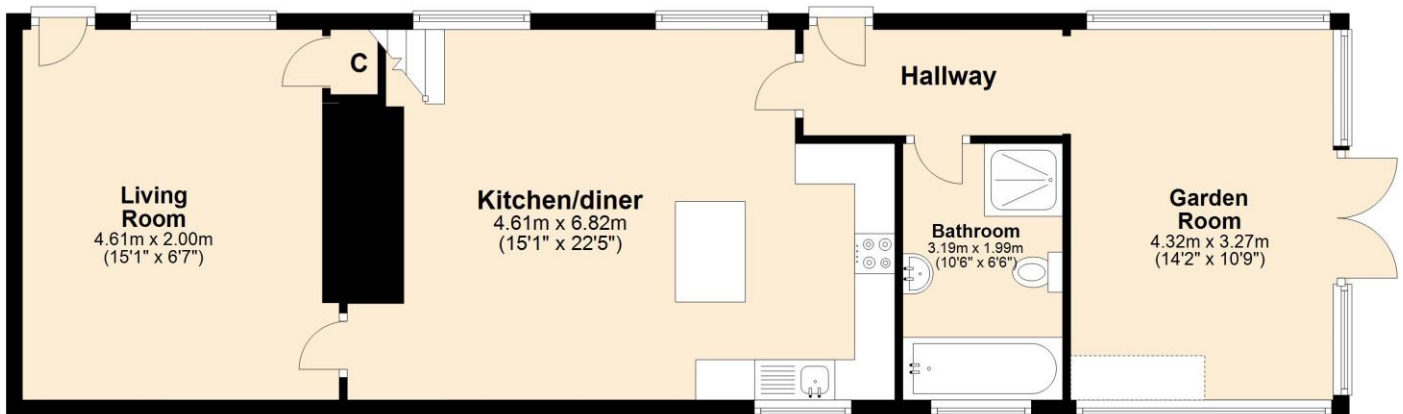
Ref: 2/19544/RM

Important Notice

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

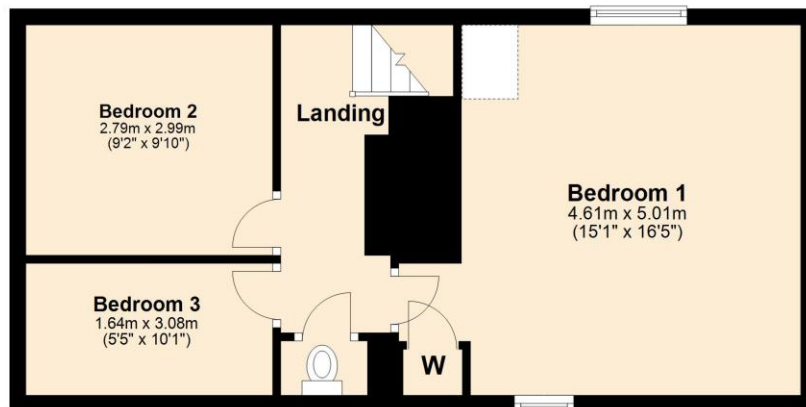
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to 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.



Ground Floor

Approx. 73.1 sq. metres (786.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)

Total area: approx. 117.6 sq. metres (1265.3 sq. feet)

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.