



Heath Farm House, Norwich Road, Little Plumstead, NR13 5JG

twgaze



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Norwich Road, Little Plumstead
NR13 5JG



An opportunity to acquire a mixed use property currently used as a home with Airbnb rooms. There is possible growth to make this an ideal life style business.

Guide Price £850,000



- Opportunity for mixed used accommodation
- Ensuite to all bedrooms in the main house
- Fitted kitchen
- Private garden
- No immediate neighbours
- Semi-rural location
- Parking for several cars
- Renovated to a high standard

Location

Heath Farm can be found in the Broadland village of Little Plumstead with good links to the NDR and Postwick hub giving access to the A47 onto the A11 towards London. Little Plumstead is within close proximity to the Norfolk Broads as well as the Norfolk coast. The semi-rural village of Little Plumstead offers the best of both worlds, being surrounded by fields and nature, whilst being only 8 miles from the Cathedral City of Norwich. The historic and cultural City of Norwich is renowned for its arts and theatre, with many trendy bars and cafe's nearby servicing a bustling student City, with the UEA on the outskirts. Norwich boasts very good shopping and nightlife as you may expect. In terms of transport, there are numerous train and bus services, road links and an International airport flying to various European destinations.



The Property

Heath farm complex offers an amazing opportunity to acquire a period farmhouse with Airbnb accommodation attached. Alternatively the property could be suitable for a conversion to a private cosmetic surgery or dentist subject to planning permission. The original farmhouse has been lovingly restored and renovated to a very high level with attention to detail to preserve the original character of the property. The ground floor accommodation offers a welcoming impressive entrance hall with sweeping staircase leading to first floor. A large dining room with dual aspect windows to the front and rear of the property, a lounge with feature fireplace and separate playroom. The kitchen has recently been re-fitted maximizing all the space for storage and with it a social and practical centre island making the kitchen the real is the heart of the home. The original staircase invites you to the first floor opening up to three double bedrooms all with ensuites. To the rear of the main home is the complex of rooms currently used for Airbnb. The complex consists of eight bedrooms all with ensuites and an additional two office rooms and shared toilet. The complex also benefits from a shared kitchen (to be finished). The current owners have been letting rooms out via Airbnb.

The Outside

The property is approached via a shared driveway through the old farm, leading to parking for the main house and several spaces for the rooms. The good sized garden can be found to the side of the property offering privacy with no immediate or overlooking neighbours. The wooden gazebo brings a sheltered seating area to enjoy alfresco dining on a large patio to enjoy.

Services

Oil fired central heating. Treatment plant for sewage. Mains electric and water.

EPC: C - Non-domestic, contact office for details

Viewing - Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – H



For illustrative purposes only. NOT TO SCALE.

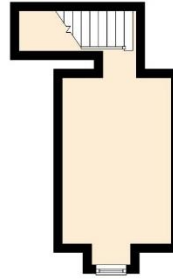
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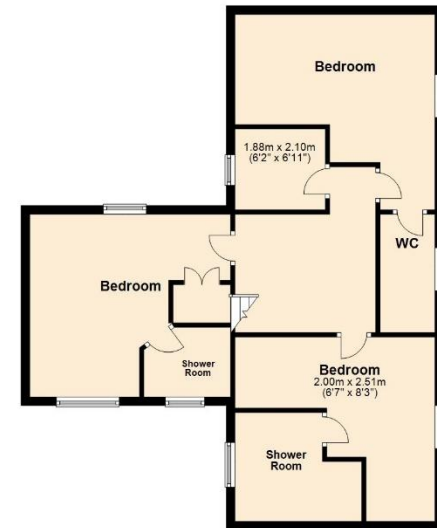
Basement
Approx. 13.3 sq. metres (142.9 sq. feet)



Ground Floor
Approx. 357.7 sq. metres (3850.6 sq. feet)

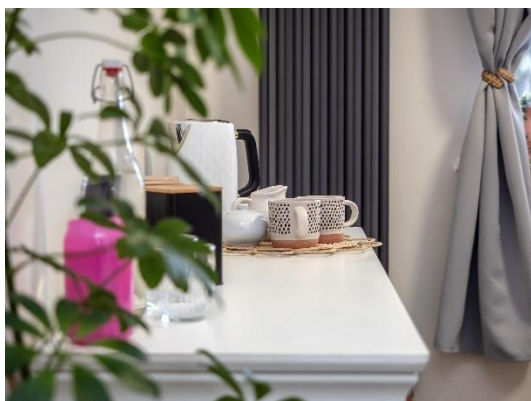


First Floor
Approx. 71.1 sq. metres (765.3 sq. feet)



Total area: approx. 442.1 sq. metres (4758.7 sq. feet)





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