

Norwich Road | Hardingham | NR9 4EG

Offers Over £350,000

twgaze

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An opportunity to renovate and restore a pretty farmhouse in the popular village of Hardingham. Further land possibly available via negotiation.

- Exceptional potential and remarkable opportunity
- Grade II Listed Farmhouse
- Extremely sought after Hardingham Estate
- Offered with no chain

Location

Located in a beautiful countryside setting in the small village of Hardingham. Whilst having this rural seclusion, day to day amenities are not far away in the charming Georgian village of Hingham (2 miles). The vibrant market town of Wymondham provides a good range of shopping facilities, including a Waitrose and Morrisons, local pubs and restaurants and highly regarded schooling at the High Academy and Wymondham College. There is good road access into Norwich, cross country via B roads or the A11 trunk road to such destinations as; The Research Park, University of East Anglia and The Norfolk and Norwich University Hospital. The A11 is now fully dualled down to the M11 and London itself is within about two hours drive. Wymondham has a train station on the Norwich to Cambridge train line with regular connections on to London Kings Cross.

The Property



















This pretty farmhouse was listed back in the 1980's. The property, although requiring modernization, is found in a much-loved condition, with a wealth of character features including the old dairy found off the pantry corridor. The original building has a traditional formal layout with the two reception rooms, a wide staircase and a kitchen to the rear featuring a further staircase and access to the varied storerooms, pantry, and dairy. The first-floor accommodation consists of four very generous proportioned bedrooms and a family bathroom.

Outside
Set back on a sweeping farm drive, the farmhouse is approached by a striking front garden, lovingly stocked with established floral borders, plants and trees.

Services
Mains electricity and water are connected to the property.

Directions
From Wymondham town centre follow Chapel Lane towards the B1135. Proceed over the hump-back bridge bearing right onto Crownthorpe Road and follow this road for around two miles into Kimberley Green. At the T-junction turn right onto the B1108 and the next left onto Dereham Road. As you pass the Hardingham village sign the property will be found on the right-hand side.

Agents Note: Plans are for guidance purposes only until the boundaries have been formalised.
Agents Note : The seller has made us aware there is no drainage to the property. A new treatment plant will need to be installed.
Agents Note : There is the possibility to negotiate on further land available at the property
Agents Note : The vendor has made us aware that there is not a direct electricity source to the property and a direct line will need to be connected upon completion via network power.

Viewing Strictly by appointment with TW Gaze.

Freehold

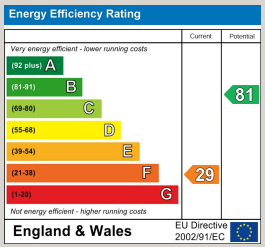
Council Tax Band: F

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20074







33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk