



The Street | Tibenham | NR16 1PZ  
Price Guide £500,000 - £525,000

twgaze



# The Street | Tibenham | NR16 1PZ

## Price Guide £500,000 - £525,000

Guide Price £500,000 - £525,000. A Four bedroom Detached Grade II listed country cottage with a wealth of original features and exposed beams. A sizeable plot with field views and a covered hot tub.

- Price Guide £525,000
- Detached cottage
- Grade II Listed Property
- 0.23 Acre plot
- Four bedroom
- Double Garage/workshop

### Full Description

#### The Location

Tibenham has a church and public house, the nearby villages of New Buckenham and Bunwell have local shops and a little further afield are the market towns of Wymondham (10 miles) and Diss (7 miles) both of which are well served, and with Diss providing a commuter rail service to London Liverpool Street in around 90 minutes. For greater cultural variety, the fine city of Norwich is just 16 miles to the north and has an international airport.

#### The Property







Step into this delightful Grade II listed cottage, brimming with character and charm. The property boasts a wealth of original features including exposed beams, brickwork, and inviting wood burners throughout. Upon entering, you are welcomed by a spacious entrance hall leading to the heart of the home – a cosy lounge with a charming wood burner and beams, perfect for relaxing. The adjoining dining room features an exposed chimney and wood burner, with double doors opening to the tranquil rear garden. A convenient ground floor WC is also available. The country kitchen, complete with a porcelain butler sink, offers stunning views over the garden and leads to a bright conservatory, ideal for enjoying the garden in spring. Upstairs, you'll find four comfortable bedrooms and a family bathroom with both a bath and a separate shower. This enchanting cottage is the perfect blend of traditional character and modern convenience, offering a truly unique living experience

#### The Outside

This charming cottage is set within a generous plot, offering stunning field views both to the front and rear, along with the added feature of a small stream bordering one side. The property is accessed via a sweeping shingle driveway, providing ample off-road parking for multiple vehicles. A variety of private seating areas are scattered throughout the grounds, perfect for relaxing and soaking in the picturesque surroundings. Additionally, a covered area with a hot tub offers an ideal spot to unwind. The fully enclosed, private garden features a recently laid patio and a pathway leading to a versatile garage/workshop/utility room, with further off-road parking available in front. A true haven of peace and privacy, this property offers both comfort and potential for a range of uses.

#### Services

Mains electricity, oil fired central heating

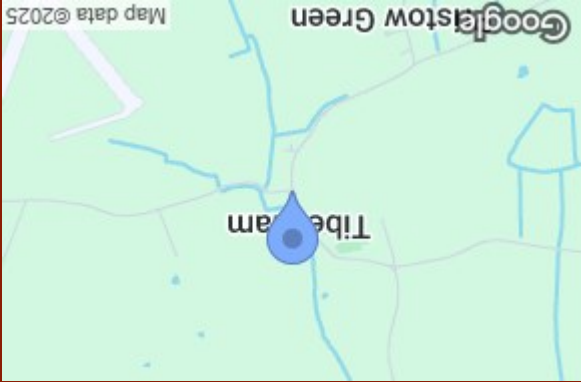
How to get there – What3words:  
nature.cries.torn

Viewing Strictly by appointment with TW Gaze.

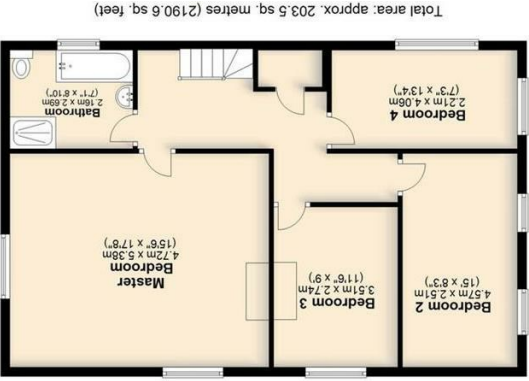
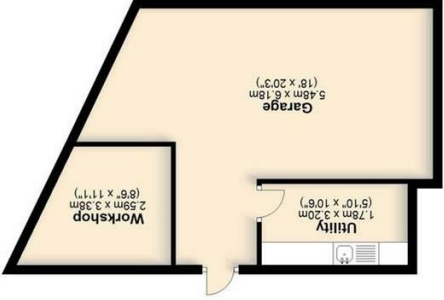
Tenure: Freehold

Council Tax Band: E





Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	105-120
B	81-105
C	69-81
D	55-69
E	45-55
F	31-45
G	13-31
Not energy efficient - lower running costs	



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