



Smallworth Common | Garboldisham | IP22 2QW

Price Guide £400,000

twgaze

# Smallworth Common | Garboldisham | IP22 2QW Price Guide £400,000

Offers in the region of £400,000 - £425,000

Character cottage requiring with refurbishment, with excellent amount potential. Overall grounds extend to just over 1 ac. Former threshing barn and dilapidated clay lump outbuildings within grounds (no planning permission). Ample driveway space. No onward chain.

- Offers in the region of £400,000 - £425,000
- Former threshing barn and dilapidated clay lump outbuildings
- Mature grounds
- No chain
- Total grounds extending to just over 1 acre
- Ample driveway space
- Cottage benefits from original features

## Location

Smallworth Common is found just a mile or so away from the Breckland village of Garboldisham, which sits conveniently just off the A1066 between Thetford and Diss. Garboldisham host local amenities, such as a useful post office/deli shop, public house and primary school.

The South Norfolk market town of Diss is just a short 15 minute drive away and has a good range of facilities, as you may expect. The town centres around a beautiful, natural mere, formed thousands of years ago, which creates a focal point and is close to most of the shops and local businesses. The town has various transport links including a mainline railway station on the Norwich to London Liverpool Street line.





### The property

Brick and flint cottage set back in a slightly elevated position, requiring full refurbishment. The property has retained much of its character, such as Inglenook fireplaces and exposed feature timbers, with the cottage presenting a great opportunity to transform back into a wonderful country home.

### Outside

The driveway leads from the highway, along the front garden providing plenty of parking area. A five bar gate opens to a grassy drive, where a useful clay lump storage building can be found.

Walk further along, there are a range of dilapidated clay lump outbuildings, as well as a brick, timber and clay lump constructed threshing barn, also requiring work.

Continuing along the incline, the grounds open up into a grass field, edged with mature shrubs and trees. A smaller parcel of grassland can be found at the top of the property.

### Services

Mains electricity and water are connected. Private drainage. Radiators heated from Back boiler, connected to the wood burning stove.

### Agent note

Small flying freehold above the dining room. There is a concealed shallow cellar within the inner hallway.

### How to get there

What3words: irrigated.tester.steadier

### Viewing

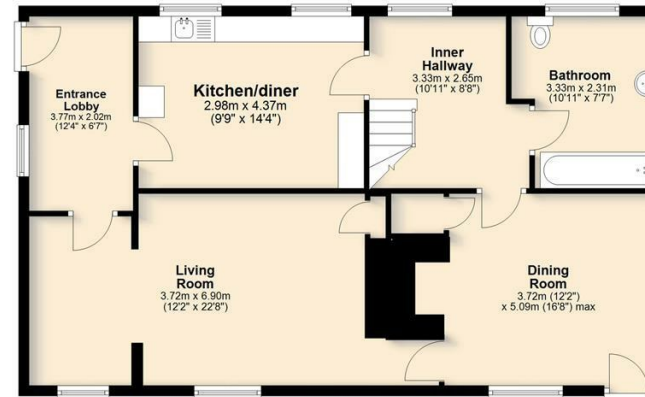
Via an appointment through TW Gaze

### Council tax: C

### 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: 2/19867/RM

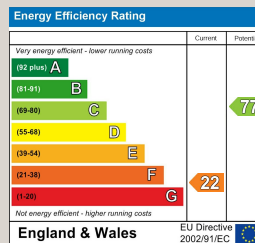


**Ground Floor**  
Approx. 86.4 sq. metres (930.0 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.3 sq. feet)

Total area: approx. 127.5 sq. metres (1372.4 sq. feet)



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