



Wood Lane | Fersfield | IP22 2BN

Price Guide £200,000

twgaze

Wood Lane | Fersfield | IP22 2BN Price Guide £200,000

Nestled in the charming village of Fersfield, this period barn on Wood Lane presents a prime opportunity for conversion. Set in just under half an acre (0.44ac). Two further fields (0.79ac and 2.30ac) may be available by separate negotiation. The consent allows for a single dwelling of 167m² (1797ft²) with accommodation over two floors and currently providing three bedrooms.

- **Consent for conversion and extension of period barn**
- **Set in just under half an acre (0.44ac)**
- **Two further fields (0.79ac and 2.30ac) may be available by separate negotiation.**

Location

This is a wonderful rural position set back from a quiet country lane with just the original farmhouse and cottage as neighbours to the west. The village is off the beaten track but very accessible to amenities with the bustling market town of Diss 6 miles to the east on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station provides frequent mainline commuter services to Norwich, Ipswich and London Liverpool Street. The regional and cultural business centre of Norwich lies approximately 20 miles to the north. This is a property which provides an attractive rural setting without being isolated and is convenient for the wider world.





Planning

Consent for conversion of the barn has been passed by South Norfolk Council on 05 february 2025 under planning reference 2024/0933 for conversion and extension to the barn to create a two storey dwelling.

The Scheme

The consent allows for a single dwelling of 167m² (1797ft²) with accommodation over two floors and currently providing three bedrooms.

Outside

Set in just under half an acre (0.44ac) of grassland with a separate access off Wood Lane. Two existing outbuildings are retained to be used as garaging and storage.

Additional Land

Two further fields (0.79ac and 2.30ac) may be available by separate negotiation.

Services

Mains water and electricity are understood to be available within the vicinity. Drainage will be to a private system.

Directions

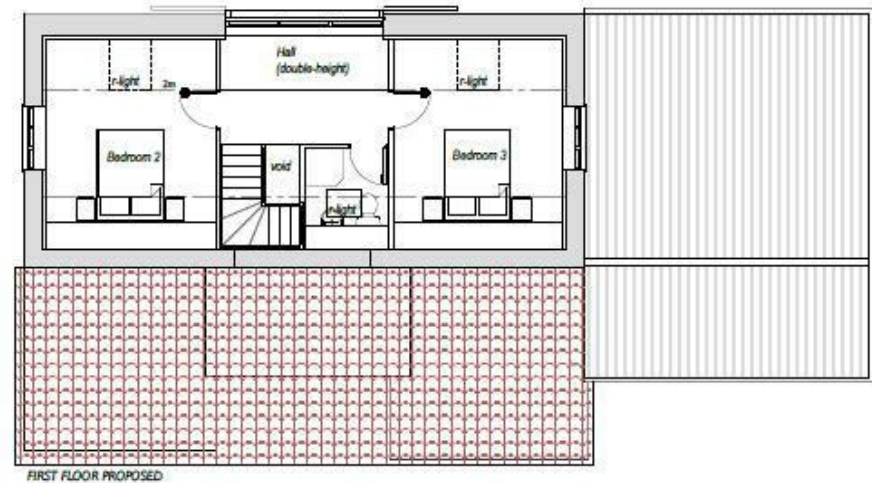
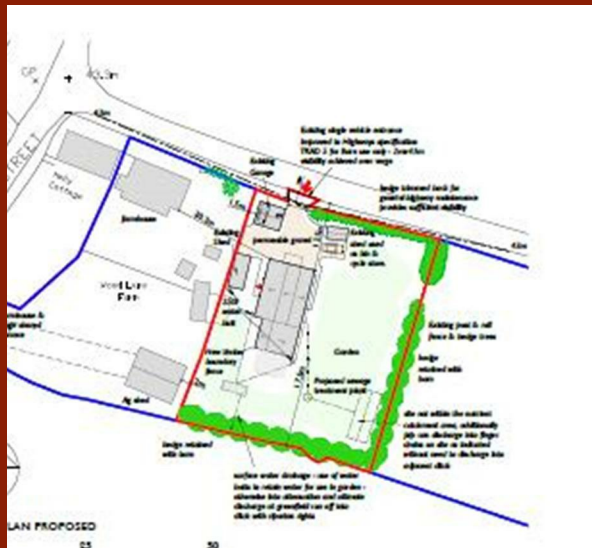
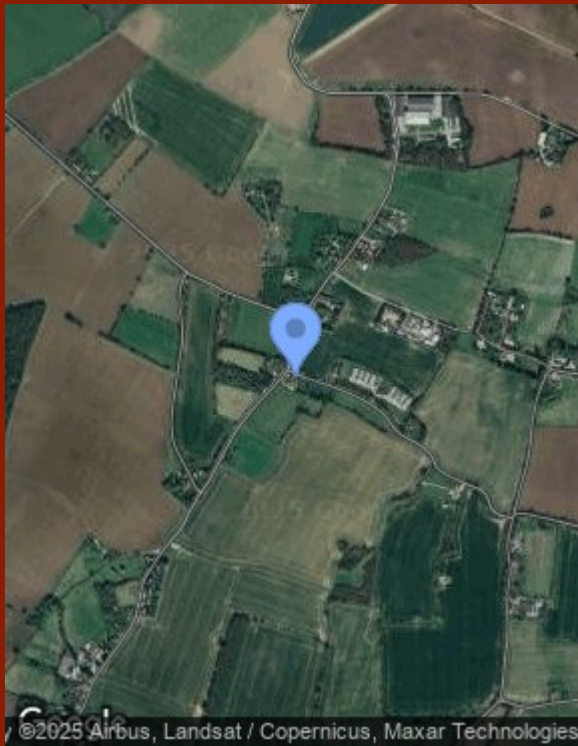
From Diss head west on the A1066 towards Thetford. Continue through the village of Bressingham and take the right hand turn signposted Fersfield. Continue through the village along The Street. Turn right onto Wood Lane amn the entrance to the barn is just after the house on the right.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/19925/MS



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk