



Cherrytree Road | Tibenham | NR16 1PH

Offers Over £350,000

twgaze

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Nestled in the picturesque village of Tibenham, this delightful three-bedroom detached cottage is set on a generous 0.43-acre plot and brimming with character and charm. Exposed beams, wood burners, and a warm, rustic ambiance make this a truly inviting country home.

- Three bedroom
- 0.43 Acre plot
- Dining room with wood burner
- Bathroom
- Detached Cottage
- Lounge with wood burner
- Kitchen/breakfast burner
- Shower room

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

Inside, the accommodation includes an entrance porch leading to a welcoming dining room with a wood burner—perfect for cosy evenings. The





spacious lounge also features a wood burner, while a separate study/office offers a quiet retreat for work or reading. The kitchen/breakfast room provides ample space for family meals, complemented by a ground-floor bathroom, separate W.C., and additional shower room.

Upstairs, the main bedroom enjoys its own private staircase, offering a sense of seclusion. Bedroom two is accessed via bedroom three, which also benefits from its own staircase—ideal for families or flexible guest accommodation. Outside, the expansive plot offers plenty of space for gardening, outdoor entertaining, or simply enjoying the tranquil rural surroundings. This unique home combines country charm with versatile living spaces, making it a rare opportunity in a sought-after village setting.

The Outside

Beulah Cottage is set in 0.43 acre plot with mature trees, fruit orchard and lawn area. There is a nissen hut providing storage and a concrete pad suitable for off road parking. To the immediate front of the cottage is a cottage garden with pond.

Freehold

Services

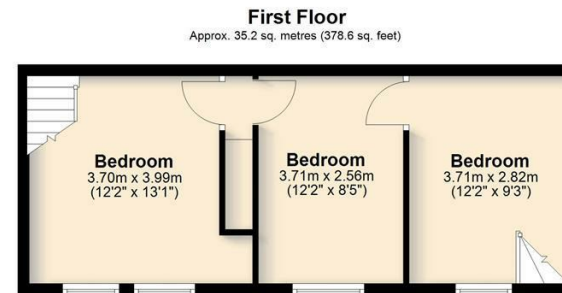
Mains Electricity, mains water, oil fired central heating and private septic tank drainage

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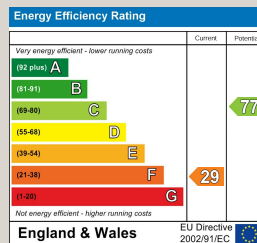
Viewing strictly by appointment

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.



Total area: approx. 100.9 sq. metres (1085.6 sq. feet)



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