



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.

Agents Note There is a possibility that there is additional land available via negotiation

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. The seller has also made us aware there is no drainage to the property. A new treatment plant will need to be installed.

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



Total area: approx. 204.6 sq. metres (2202.2 sq. feet)

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