



Pristow Green Lane | Tibenham | NR16 1PU

Price Guide £800,000

twgaze

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Guide Price: £800,000 - £825,000.

Stunning converted Grade II brick and timber barn with beautiful open plan and vaulted living space. Grounds extending to just over 2 acres. Equestrian ready, with fenced paddocks, stabling and ménage.

- Superb Grade II converted barn with paddocks and equestrian facilities
- Beautifully presented and well appointed throughout
- Stable block (see floorplan) with road access onto Pristow Green Lane
- Gated paddocks, with post and rail enclosed ménage
- Converted barn with superb open plan and vaulted living accommodation
- Mature gardens with pond and timber hobbit house.
- Large cartlodge with workshop
- Former stables/storage outbuildings adjacent main barn
- Viewing essential!

Location

Found within a quiet, non-estate position in Tibenham, within short walking distance from the village community centre and Greyhound pub/restaurant. The nearby villages of New Buckenham and Bunwell also both have local shops and other useful facilities. A little further afield are the market towns of Wymondham (10 miles) and Diss (7 miles) both of which are well served, with Diss providing a commuter rail service to London Liverpool Street in around 90 minutes. The 'fine' and historical city of Norwich is just 16 miles away and has a wide range of schooling, shopping, entertainment and transport options, including an international airport. For those seeking the rural life but with a need to be within easy reach of amenities, Courtyard Barn has much to offer.

The Property





This impressive barn offers flexible and spacious living accommodation amounting to around 204.3sqm (2,200 sqft) with potential to convert the attached stable yard, subject to the necessary planning consents being obtained. The layout has been designed to cater for modern family living with a large open plan kitchen/dining/living room which is ideal for social and family gatherings and a warming wood burning stove ideal for the chilly evenings. The kitchen features an integrated dishwasher, wine rack and integrated fridge and there is space for additional appliances in the utility room. The boot room provides a useful space for storing coats and shoes and also for airing washing as it houses a recently installed combi-boiler. The accommodation also includes a day-room, which could easily be used as a formal dining room, in turn leading through to an impressive glazed hallway with stairs leading up to the galleried first floor sitting room. This vaulted room features the tie beams and a wood burning stove and has windows to three aspects, allowing plenty of natural light and displaying views across the garden and the fields beyond. The space even incorporates an area which could be used as a study/office. Immediately below is the main bedroom with two sets of fitted wardrobes and an en-suite shower room. There are two bedrooms and bathroom on the first floor accessed from the other hallway stairs, with a fourth bedroom below, benefitting from a 'Jack and Jill' en-suite shower room.

Outside

Courtyard Barn has a generous gravel driveway with space for several vehicles and a double cartlodge garage with two open bays measuring (18' x 18') and a closed bay (14'7" x 18'7").

Beautiful gardens lead away from the barn with lawn and various trees inset along with hedge, which runs along the border. To the far corner is a timbered hobbit hut and nature pond which has a tiered decking area creating a lovely spot to relax and enjoy the garden. A secure wooden gate opens to a secondary part of the garden, which has a chicken run, greenhouse and raised vegetable/herb beds. The entire curtilage of the property (including the equestrian facilities and paddocks) extends to 2.07 ac.

Equestrian aspect

Along from the main driveway, road access from Pristow Green Lane opens to a second driveway and stable block - which includes three stables, a hay barn, wash bay and tack room. Each side of the stable block are two small paddocks, with a further two gated paddocks having access into a post and rail enclosed ménage.

Services: Mains water and electricity are connected to the property. Treatment plant. Oil fired central heating.

How to get there: W3W: [///confident.willing.marker](#)

Viewing: Strictly by appointment with TW Gaze.

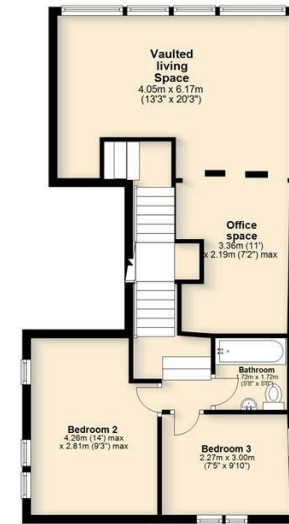
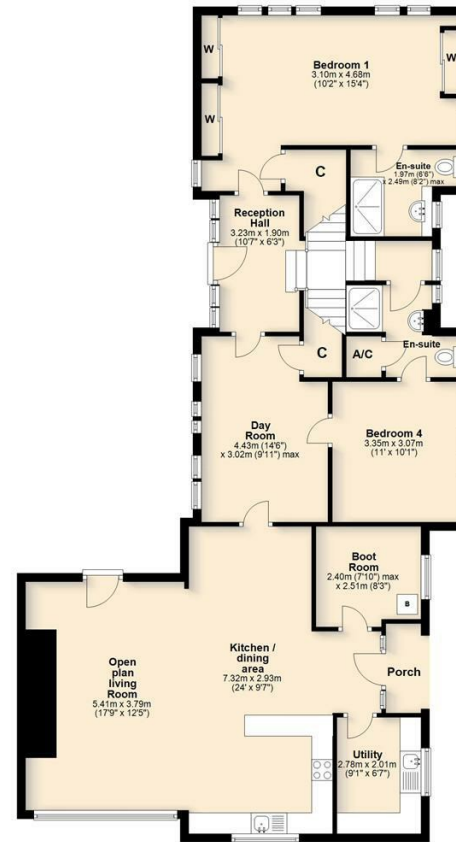
Council Tax: E

Freehold

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: 2/20170/RM



Total area: approx. 194.3 sq. metres (2091.4 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (91-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (11-28) F | | | |
| (1-10) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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