

Flaxlands | Carleton Rode | NR16 1AD

Asking Price £425,000

twgaze

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A charming detached three bedroom period home of clay lump and timber construction, occupying a delightful position within the sought-after village of Carleton Rode. The property displays a wealth of character and original features whilst offering excellent potential for enhancement, with planning permission already granted for an extension.

- Three bedroom detached period home
- Planning permission to extend (South Norfolk Planning No. 2025/2772)
- Good size gardens to front an rear
- Popular village location
- Lounge with exposed beams and feature fireplace
- Garage and carport

Location

Old Post Office is situated in the heart of the popular rural village of Carleton Rode. Within the village there is a community hall and primary school, whilst the neighbouring village of Bunwell supports a thriving village shop. Some 6 miles away is the historic market town of Wymondham offering a range of local and national retailers, including a Waitrose store. Wymondham is highly regarded for schooling with Wymondham Academy and Wymondham College, both with excellent reputations. As well as direct road access onto the A11, Wymondham also lies on the Norwich to Cambridge rail line. About 8 miles to the south is the market town of Diss from where there is a mainline railway service to London Liverpool Street (90 minutes).





















The Property

A delightful three-bedroom detached former post office, believed to date from the 1700s, this attractive clay lump and timber-framed period home offers an abundance of charm and character, with a wealth of original features including exposed beams and feature fireplaces.

The accommodation is entered via an entrance porch leading through to the drawing room and on into the lounge, where a feature fireplace and exposed timbers create a particularly welcoming atmosphere. Further ground floor accommodation includes a study area, dining room, pantry/storage space, utility room and a shower room. To the first floor there are three double bedrooms together with a family bathroom. Owing to the age and character of the property, there is restricted head height in parts of the first floor accommodation. Outside, the property offers excellent potential for further improvement and has been partially renovated by the current owners. Planning permission has been granted for a rear extension, offering purchasers an exciting opportunity to enhance and enlarge the accommodation to suit their own requirements. Full details can be found on the South Norfolk Planning Portal under reference 2025/2772. A rare opportunity to acquire a characterful period home with considerable potential in a sought-after setting.

Outside

Set back from the road, the property enjoys an attractive frontage with thoughtfully arranged raised flower and vegetable beds creating a welcoming first impression. A shingled driveway provides ample off-road parking and gives access to the garage and adjoining carport. Mature planting enhances the approach and adds to the property's overall kerb appeal. To the rear, the property benefits from a generous private garden designed for both relaxation and entertaining. The garden features a shingled seating area, summer house and well-established shrubs and hedging to the boundaries, offering a good degree of privacy together with an attractive outdoor setting throughout the seasons.

Services

Mains electricity, oil fired central heating, mains water, private treatment plant

How to get there

What3words: ///trains.hacking.newsprint

Viewing

By appointment with TW Gaze

Freehold

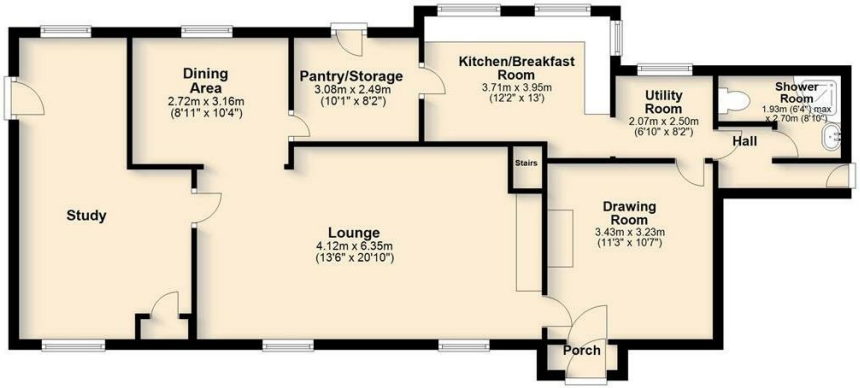
Council Tax: D

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.

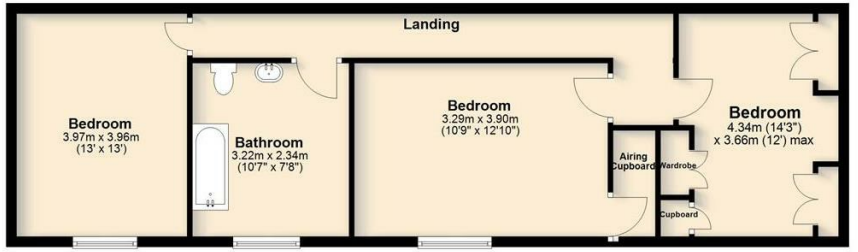






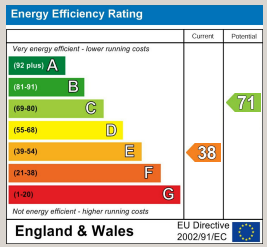


Ground Floor
Approx. 84.0 sq. metres (904.6 sq. feet)



First Floor
Approx. 91.2 sq. metres (981.5 sq. feet)

Total area: approx. 175.2 sq. metres (1886.2 sq. feet)



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