



Furze Farm  
Short Green  
Winfarthing  
Diss, Norfolk  
IP22 2EE

Guide Price £770,000







Set in 3 acres with period barns.

- A fine Listed farmhouse with 4/5 bedrooms
- Very well timbered
- Rural views
- Away from neighbours

#### Location

This house is in a good location away from neighbours and a little way from the village but at the same time it is not isolated. The views to the front and rear are far reaching across farmland. The nearest town is Diss just 5 miles and has an excellent range of facilities including schooling to sixth form level, local and national shops and various sports clubs (rugby, tennis, football and golf course to name a few). Transport links are good with Diss having a mainline rail service on the Norwich to London Liverpool line (journey time of 90 minutes), Norwich itself is just 20 miles away and the A11 giving a swift route to Newmarket and Cambridge is 5 miles away. This is an attractive property in a semi-rural position combining the country lifestyle with easy access to facilities.







## The Property

Furze Farm is a very well timbered house listed as Grade II and it is clear to see why with its very closely spaced wall and ceiling timbers indicative of a house of importance. It is believed to date from the 17th Century and is thought to have been a 'hall house' originally. A number of improvements have been made over the years including the replacement double glazed windows completed in a very sympathetic style, a modern kitchen and stylish sanitary wares. There is still scope to make alterations and improvements (subject to planning) including the store rooms attached to the house and on the first floor. This is a house of quality with huge additional potential.

## Outside

The setting of Furze Farm is delightful being well back within its plot which extends to approximately 3 acres. The front area is laid to grass with a tree lined drive leading to the house and outbuildings and crossing over the beck. The rear is also grassed with far reaching views over the low hedge onto farmland. Closer to the house is a productive vegetable garden and flower garden.

## Outbuildings

There is a range of useful buildings both period and modern. The period range comprises;  
Clay lump and pantiled barn 12.3m x 5.0m with front lean-to 6.1m x 3.9m and rear lean-to 12.3m x 1.9m.  
Attached clay lump 2 storey barn with ladder access to first floor 9.3m x 4.3m,  
Single storey range of barns 24.5m x 3.8m plus 10.3m x 3.8m.

The more modern barns comprise:

Modern steel framed and clad barn with roller door 10.8m x 6.0m.

Pole barn clad to 3 sides 20.8m x 10.7m.

Lean-to pole barn 8.4m x 4.4m.

## Services

Mains water and electricity are connected. Private drainage. Oil fired boiler providing heating to radiators.

## Directions

From Diss heading out through Shelfanger and Winfarthing. Furze Farm is found along Short Green on the left hand side.

## Agents Note

There will be an overage clause in the contract. This will mean that should the barns be converted to a separate residential dwelling, a payment of 30% of the uplift in value will be paid to the current owner.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

Ref: 2/18855/MS

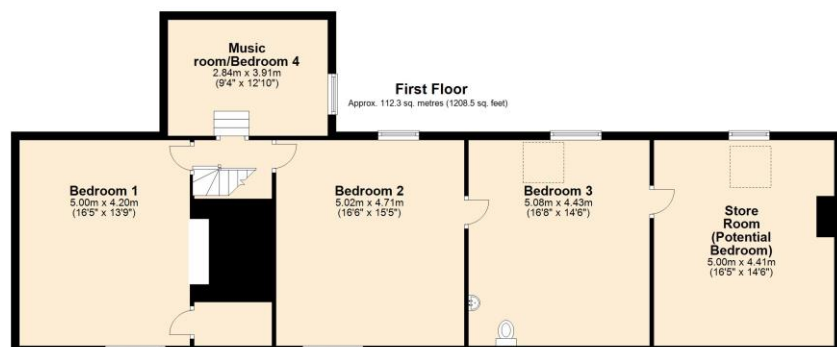
Council Tax Band - F

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Total area: approx. 257.0 sq. metres (2766.3 sq. feet)

Video Tour



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