



Sundial Farm, 39 Bunwell Street, Bunwell, Norwich,
NR16 1NA

twgaze



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Notable listed 17th Century village property in beautifully presented gardens. Immense character and quality, 2 fine reception rooms, conservatory, 4 bedrooms, kitchen/breakfast. Garage for multiple vehicles and workshop.

Guide Price £625,000



- Beautifully timbered 17th Century village house
- 2/3 of an acre plot
- Historic building
- Landscaped gardens
- Wildlife pond, lawns, and shed
- Double garage and workshop
- Outstanding character features
- 4 bedrooms
- Highly regarded South Norfolk village

Location Bunwell is a well-regarded village with village store and post office, church and primary school and for wider amenities it is ideally placed being just 6 miles or so from the poplar town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose, and only 5 miles from the vibrant town of Attleborough. For the commuter, there is easy access onto the A11, train stations at Wymondham and Attleborough (Norwich to Cambridge line with changes to London Kings Cross) and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 14 miles to the west. This is an attractive area which gives a rural lifestyle with access to wider facilities.

The Property Sundial Farm is set in around two thirds of an acre of beautifully presented gardens in this popular village offering a variety of amenities on your doorstep. This Grade II listed house is steeped in history, displaying quality interiors of revealed timbering and exposed beams; inglenook fireplaces and mullion windows. The property is notable within the village for the distinctive sundial mounted on the central chimney stack. Comfortable accommodation of good style extends to around 1,900 sq.ft arranged over three floors, including two attic level bedrooms. The sitting room is double aspect overlooking the attractive gardens and features a magnificent inglenook. To one side of the dining room is the kitchen/breakfast room, an ideal arrangement for family meal times and home entertaining. Two free standing kitchen units incorporating stainless steel sink and drainer. Arranged off a rear hall are the conservatory, family bathroom and cloakroom. The utility



room is a former wash house and it is felt this area offers an opportunity to enlarge and reconfigure the bathroom. A splendid master bedroom displays fine timbering and is triple aspect, enjoying a view of the rear gardens. To one side of the fireplace is an opening to an en-suite WC and hand wash basin. Two further attic level bedrooms do have sloping ceilings, however, the floor width is in excess of 10 feet.

Outside The grounds to Sundial Farm are a true highlight and have been developed over time to feature many interesting areas of the garden. Containing wide areas of lawn and flowerbeds with mature and flowering cherry trees. In the rear garden is a large pond surrounded by picket fencing, mature oak, ash and willow. Further specimens including an orchard with cherry, plum, apple and pear are to be found. The garage/workshop provides space for multiple vehicles, having three doors enabling access. There is a log store and garden shed and overall, the property extends to 0.67 acre.

Services Mains water, electricity and drainage are connected to the property. Oil fired boiler supplying radiator heating system and domestic hot water. Please note that the services; appliances; heating system; plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions From Wymondham travel south west along the A11. Take the slip road to Spooner Row (B1172). Turn left into the village and at The Boars public house junction turn right. Follow this road towards Bunwell for approximately 2 miles and proceed into the village along Bunwell Street for a distance, where the property will be seen on the left hand side.

What3words : funded.retaliante.disposal

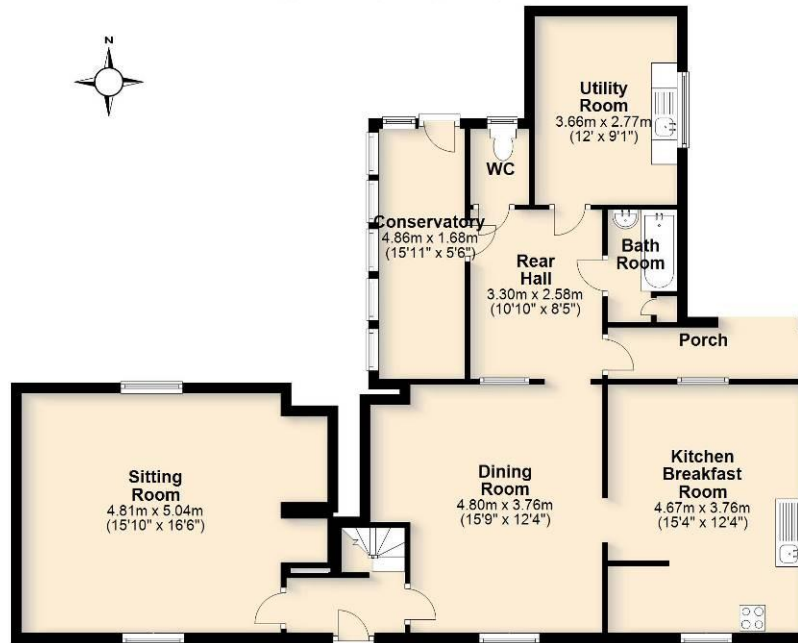
Viewing Strictly by appointment with TW Gaze.

Freehold



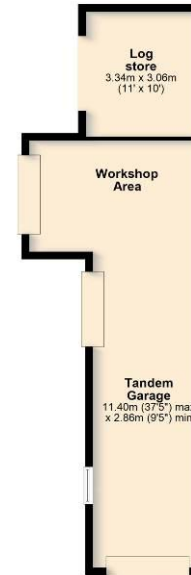
Ground Floor

Approx. 105.6 sq. metres (1135.1 sq. feet)



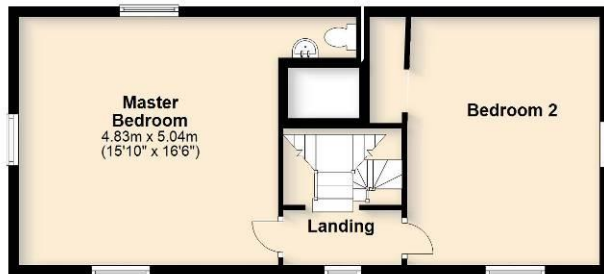
Garage Workshop Log store

Approx. 48.2 sq. metres (519.0 sq. feet)



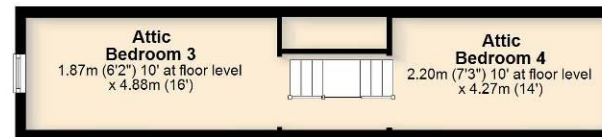
First Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Second Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



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