



Ivyholme Farm, Barns and Ivyholme Cottage, Long Road,
Wymondham NR18 9NT

twgaze



Ivyholme Farm, Barns and Ivyholme Cottage,
Long Road, Silfield, Wymondham

NR18 9NT



Detached 5-bedroom farmhouse with separate 3-bedroom cottage, un-converted barn and further 1 bedroom annex. Beautiful countryside location with exceptional views. Range of outbuildings. Approximately 2.4 acres in total. No onward chain.

Guide Price £1,100,000



- Detached 5-bedroom farmhouse.
- Alongside separate 3-bedroom cottage
- Un-converted barn
- Range of outbuildings
- 1 Bedroom, single annex
- Grounds extending to 2.4 acres (stms)
- Mature gardens with countryside views
- Just 2 miles from Wymondham
- No onward chain

Location

Ivyholme Farm is nestled in the Norfolk countryside, just a couple of miles from the historic, South Norfolk market town of Wymondham, with convenient access onto the A11. The town is popular, enhanced by its close proximity to Norwich, whilst offering a pretty town centre, packed with charm and characterful buildings. There is a wide range of independent businesses, shops and cafes, along with national supermarkets which include a Waitrose, Morrisons and Coop. Elaborating on the transport perspective, the town has a mainline railway station with links to Norwich, Cambridge and London.

The neighbouring, medieval city of Norwich enjoys a wealth of cultural and historic significance, with the city boasting an array of entertainment and nightlife options and diverse and vibrant food and restaurant scene. Norwich benefits from excellent transport links, via bus, rail and air; Norwich International Airport is located just to the north of the City.

Ivyholme Farm

This brick and render, detached farmhouse has been a long serving family home for many decades. The house offers well balanced accommodation, with plenty of space throughout. There are ample reception rooms to enjoy, including a decent size living room and large drawing room, with arched windows with views across the formal gardens. The first floor is also impressive, with five bedrooms, shower room and separate bathroom. The décor is relatively neutral, however, the majority of buyers may respectfully look to update and 'add their own stamp'.



The annex

The 1 bedroom annex is open plan, with vaulted kitchen/ living space and a separate bedroom, ideal for use as a potential holiday cottage.

Ivyholme Cottage

Located adjacent to the farmhouse, as can be seen by the location plan, this 3-bedroom cottage has great potential to be let out, or even used by a family member as supporting accommodation to the main farmhouse. The cottage has its own enclosed rear garden.

Outside

Set in grounds of around 2.4 acres (including initial driveway) comprising mature lawns, pond to front and large gravel driveway which can cater for a large number of vehicles.

Agents note: Cottage EPC has an E rating.

Services

Oil fired central heating. Mains electricity and water is connected to the farmhouse, annex and cottage. A borehole is still in existence and could be used a secondary water supply if required (subject to further works). The properties drain into a private drainage system.

Viewing Strictly by appointment with TW Gaze.

Freehold.

Farmhouse Council Tax Band: E

Ivyfarm Cottage Council Tax: D

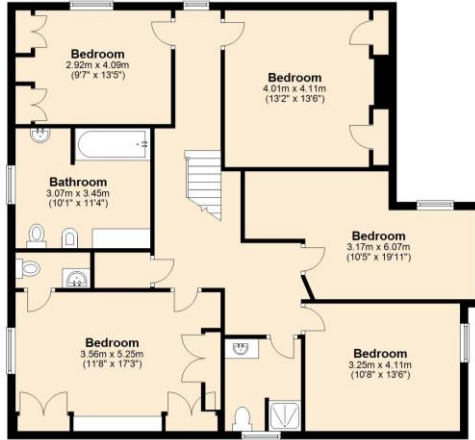
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Ground Floor
Approx. 206.1 sq. metres (2216.7 sq. feet)



First Floor
Approx. 114.3 sq. metres (1230.8 sq. feet)



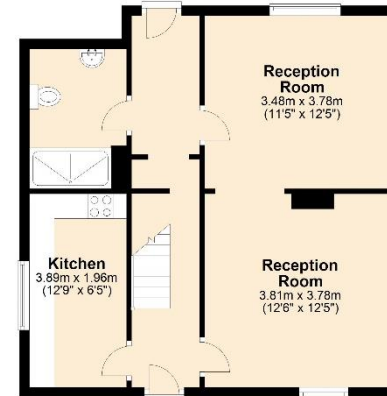
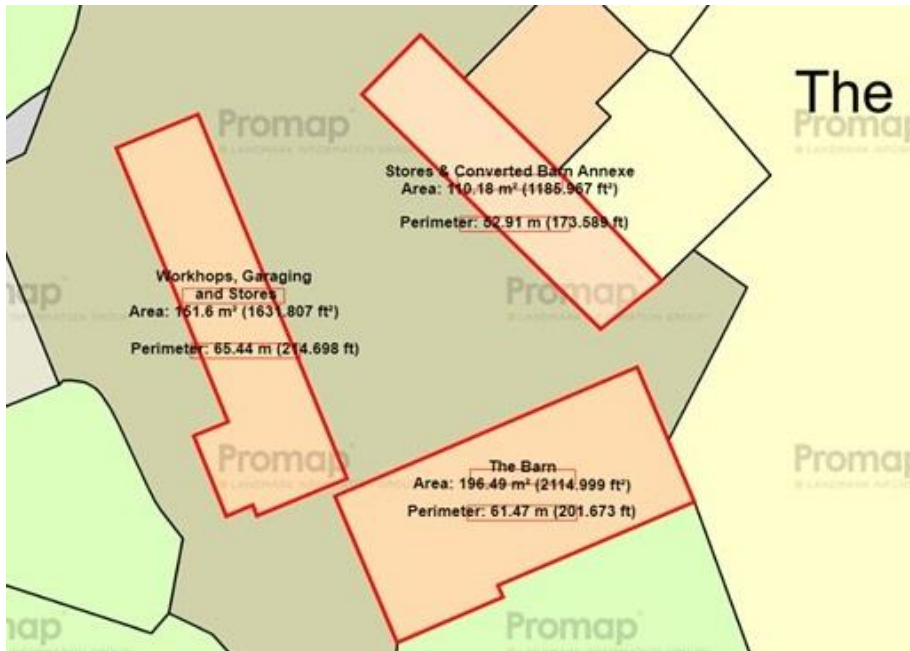
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 52.9 sq. metres (569.5 sq. feet)



First Floor
Approx. 49.7 sq. metres (535.0 sq. feet)





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