



Town Farm,  
North Lopham Road,  
Kenninghall  
NR16 2DT

Guide Price: £395,000





- Detached house with plenty of potential
- Mature grounds of around 0.3 acre
- 4 bedrooms in total
- Requires modernisation throughout
- Non-estate position
- Field views to front and rear
- No onward chain

### Location

The house is located in a non-estate position, between North Lopham and Kenningham. The pretty breckland village of Kenninghall is picturesque and has a variety of period and character buildings dotted along West and East Church Street, along with more modern properties closer to the primary school. There is a station on the Norwich to Ely/Cambridge rail line at neighbouring Eccles Road and just a few miles further west is access onto the A11 dual carriageway, providing access into Norwich and out of the county. The historic and cultural 'fine' city of Norwich is roughly 20 miles from Kenninghall, and offers a wide range of shopping, entertainment, educational facilities. To the north west of the city is an International airport; the superb North Norfolk coast is also within a 30 mile drive from the city.





## The Property

The house is an ideal 'forever home' project for the next owners, with plenty of scope to modernise and even potentially extend to the side or rear (subject to investigations and planning permission), transforming into a superb country home. The property is spacious on the ground floor, with a prominent Inglenook fireplace and wood burner in the front sitting room. The first floor accommodation is bright, with lots of natural light flooding in. Several of the bedrooms also have Victorian feature fireplaces and most have an outlook across the fields. As can be seen from the floorplan, there are 4 bedrooms in total, albeit one would currently ideally make for a dressing room, as it leads off another bedroom.

## Outside

The drive is approached off a side track from the main road and opens into a driveway that can cater for several cars, along with an old garage covering in foliage (which is in a poor state of repair). The rear garden is mature and laid mainly to lawn with various shrubs to the borders. Beyond the rear boundary is open farmland.

**Agents note:** The property is currently un-registered.

## Services

Mains water, and electricity are connected. private drainage system.

## Viewing

By appointment with TW Gaze

## How to get there:

What3words: [lifetimes.overnight.reworked](https://www.what3words.com/lifetimes.overnight.reworked)

## Freehold

## Council Tax: E


**Ref:** 2/19358/RM

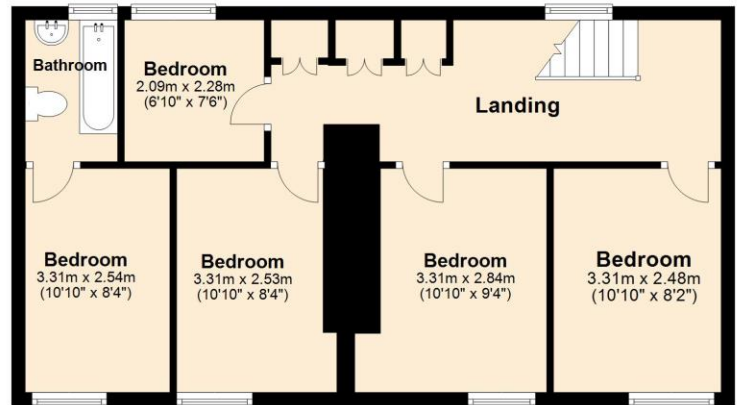
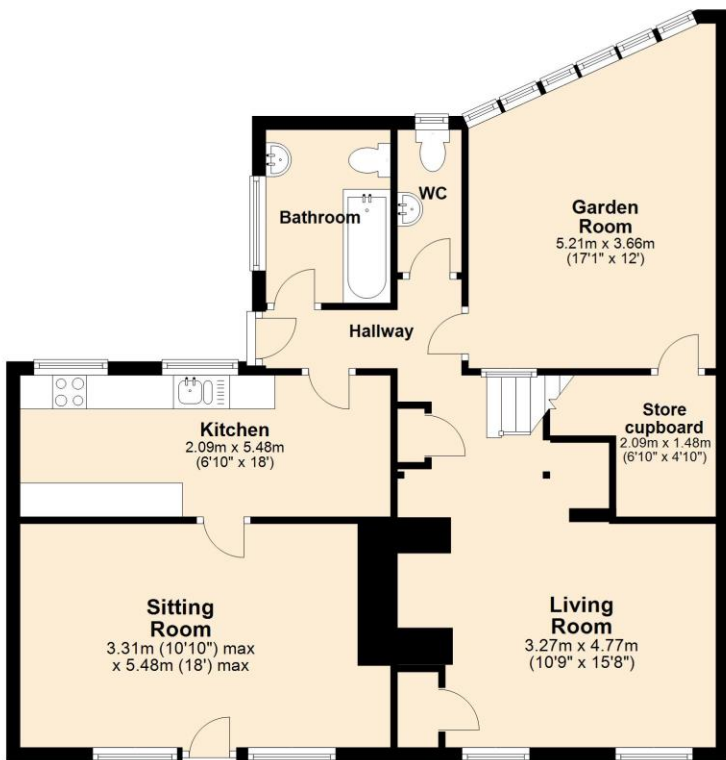
**Important Notice**

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		27	
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Total area: approx. 139.5 sq. metres (1501.7 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**  
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.