



Boundary Farmhouse
Green Lane
Wramplingham
NR18 0SA

twgaze



Attractive detached cottage offering an excellent blend of 'old meets new'.
5 bedrooms. Inviting reception rooms contrast spacious open plan
accommodation. Rural, countryside position just 3 miles from Wymondham.

Guide Price £770,000



- Tucked away in countryside position
- Abundance of character and features
- Excellent blend of 'old meets new'
- 5 bedrooms
- Open plan family room with sky lights
- Kitchen with AGA
- Areas with underfloor heating
- Large mature lawn
- Just 3 miles from Wymondham
- No onward chain

Location

The house is tucked down a countryside lane which is open to vehicle, walking and bridle traffic, in a rural spot, just off Green lane in Wramplingham. Whilst the property benefits from being close to just a handful of other properties, the house is only 3 miles from Wymondham and all this quaint South Norfolk market town has to offer. Wymondham benefits from a selection of transport options, including various bus routes into the neighbouring villages and direct into Norwich, as well as a mainline railway station into the city, whilst also connecting with Ely, Cambridge and London. The A11 dual carriage straddles the town, providing quick access into Norwich and heading south leaving the county. Wymondham is an attractive place to wonder and spend some time, investigating its historic Abbey, admiring its general architecture and splendid walks in and around the town. There is an excellent range of local shops, businesses, pubs, café's and restaurants, with Waitrose and Lidl supermarkets located on the outskirts of the town. The highly regarded Wymondham private boarding college can be found just a couple of miles south of the town, whilst the primary and secondary schooling options are found close to the town centre.



The property

Boundary Farm is an attractive, detached red brick property which presents an excellent blend of 'old meets new' which is beautifully demonstrated by the large, light, open plan family room which seamlessly flows through to the crisp, spot lit kitchen and contracted against the inviting, cosy reception rooms which both have centrepiece chimney breasts with wood burning stoves that create the focal points within each reception room. The house benefits from numerous aspects that you may associate with character homes, from feature exposed brickwork and cottage style windows, to timber beams and vaulted ceilings. This is a property that exudes an abundance of charm, whilst retaining a strong sense of practicality, emphasized by the utility/boot room and ground floor wet room.

The first-floor landing has doors leading to four of the bedrooms, with the last on the ground floor, which has options to use as a further reception. There is an ensuite bathroom and at the end of the landing is a vaulted bathroom with 'his and hers' vanity sinks and roll top bath.





Outside

A generous size lawn is positioned to the front, with mature shrubs and trees dotted along the borders. access leads to both a large, garage with double doors and apex allowing for potential storage space above. The house has two separate gated driveways, with the space to the rear of the house can be used for additional parking or as a low maintenance courtyard.

Services

Mains water and electricity are connected to the property. Oil fired central heating system with underfloor heating in Family room, utility and wet room. Private drainage.

How to get there:

What3words: [clings.developed.radically](https://www.what3words.com/clings.developed.radically)

Viewing

by appointment with TW Gaze.

Council Tax band: F

Freehold

Ref: 2/19714/RM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

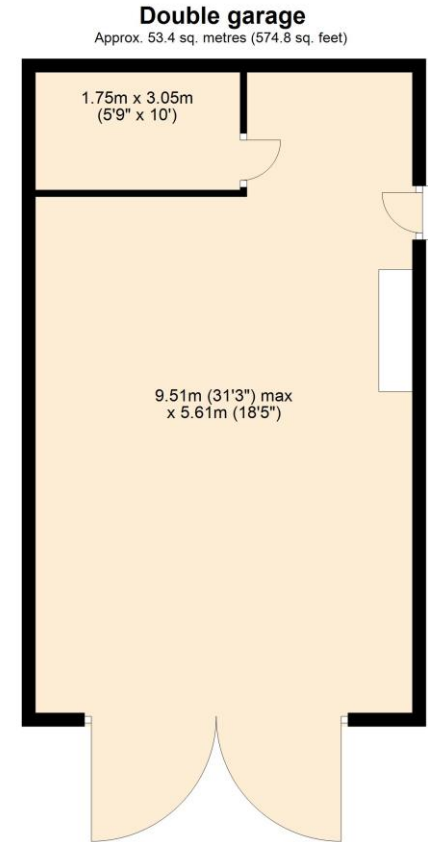
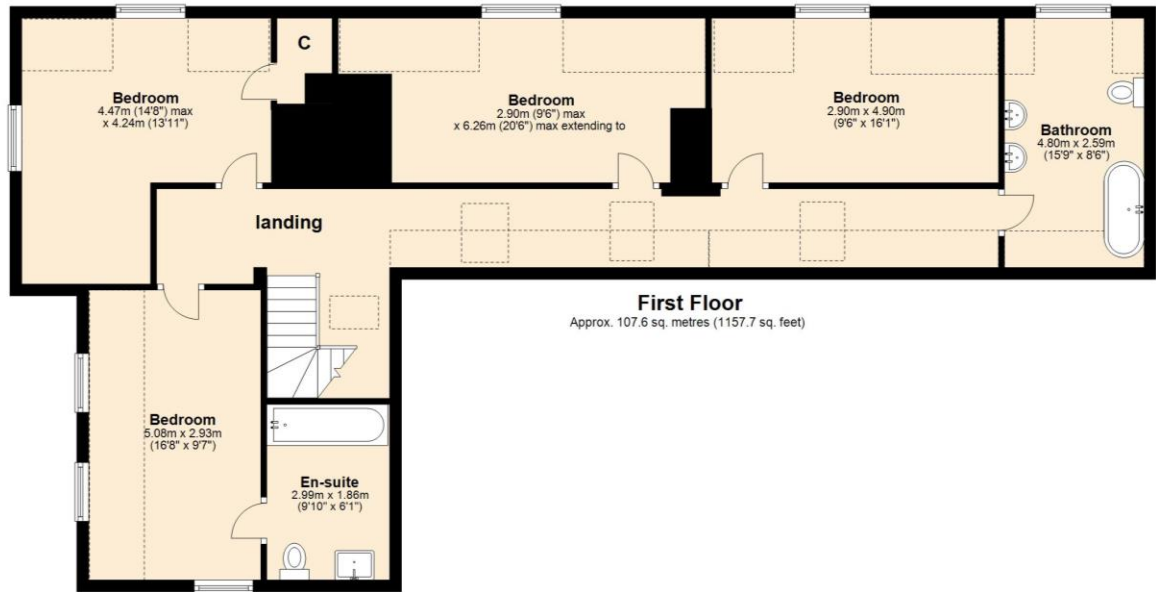
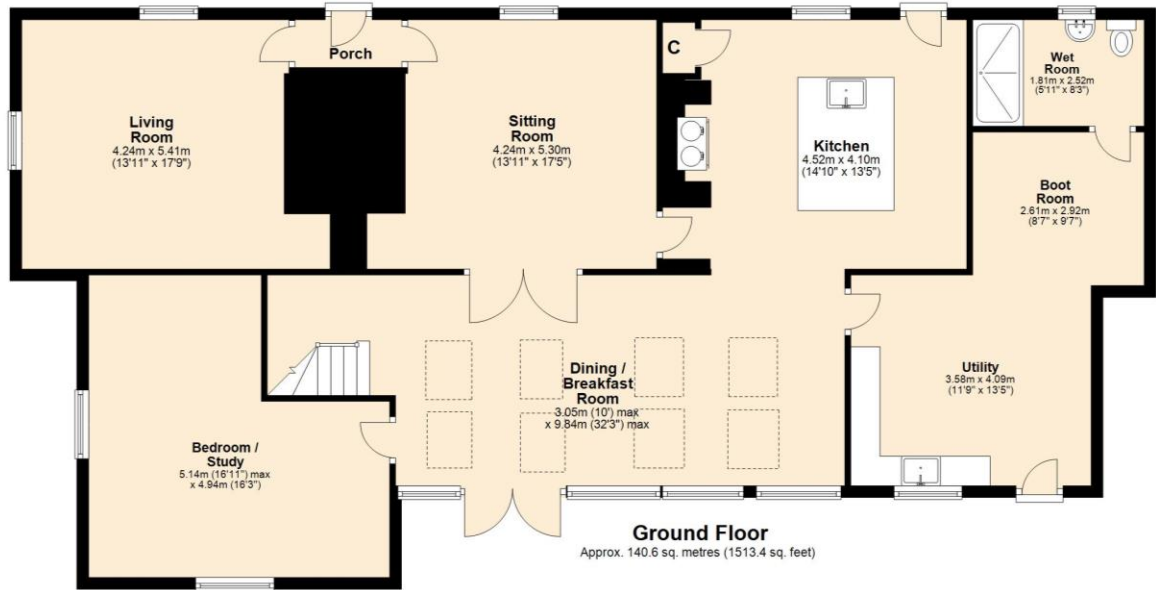
Important Notice

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.





Total area: approx. 53.4 sq. metres (574.8 sq. feet)