

£1,100,000  
Asking Price



## The Street

Norfolk, NR16 1QA

- Idyllic five-bedroom Grade II listed home, dating back to the 17th century
- Set within 0.6 acres of private gardens
- Five double bedrooms with countryside views
- Stunning converted barn, offering annexe potential

- Versatile reception rooms, two with mezzanine floors
- Well-maintained by the current owners
- Extensive lawned gardens to the front and rear
- Large driveway, double garage & attached workshop
- Located in a charming village with beautiful rural surroundings
- A wealth of character throughout

PAUL  
HUBBARD



## Location

Situated in the peaceful village of Tibenham, this property enjoys an idyllic rural setting in the heart of the Norfolk countryside. Tibenham offers a traditional pub, a historic church, and a village hall, fostering a close-knit community. For a wider array of amenities, the market town of Diss is just a short drive away, with shops, restaurants, and a mainline railway station providing direct links to London and Norwich. The renowned Wymondham College is also nearby, offering excellent educational opportunities. Surrounded by scenic walking routes and picturesque countryside, the area is perfect for outdoor enthusiasts, while the nearby towns of Wymondham and Long Stratton, along with Norwich city, offer further conveniences and cultural attractions.

## Ground floor

Upon entering through the porch, you are greeted by a wealth of character with exposed beams and original features. The ground floor comprises a bespoke kitchen with an inset sink, integrated double oven and a grand fireplace. The dining room, with its striking fireplace and wood beam detail, is perfect for formal or social gatherings. The spacious sitting room is filled with natural light from its five windows and features stairs leading to a mezzanine area, ideal as a study or reading nook. Additionally, the ground floor boasts a convenient shower room, utility room and a bright, airy rear lobby with original flooring and wood beam details. The rear lobby also offers a separate entrance, making it perfect for creating an annex for holiday rentals or a self-contained living space for multigenerational living, while providing access to the barn and rear garden.



## Converted Barn

A highlight of the property, the converted barn offers a stunning open-plan kitchen/diner & sitting room with a vaulted ceiling, exposed beams and a cast-iron wood-burning stove set in an inglenook fireplace. This versatile space has the potential to be used as an annexe or rental accommodation, with a mezzanine floor serving as a possible bedroom area. The barn's original tile flooring, stained glass windows and abundance of natural light make this area perfect for entertaining or multi-generational living.



## First floor

The first floor offers three spacious double bedrooms, two of which feature fitted wardrobes and share a Jack and Jill en-suite. Each bedroom showcases exposed beams and countryside views. A family bathroom with a panel bath and handheld shower completes this floor.



## Second Floor

The second floor comprises two further double bedrooms, each with wood beam detailing and storage space. An additional bathroom with a roll-top bath, wood beam surround and separate WC offers convenience throughout. The second-floor bedrooms also enjoy sweeping views of the surrounding countryside.

## Outside

The property is approached through wrought iron gates leading to a large shingle driveway, offering ample off-road parking and access to the double garage with an attached workshop. The grounds extend to around 0.6 acres, featuring mature trees, hedging and extensive lawns to the front and rear. A private rear garden is the perfect spot for outdoor entertaining, with a concrete patio area, planters and an external water tap.







### Agent note

This property benefits from oil-fired central heating, mains water and electricity and private drainage via a septic tank. Please note that as a Grade II listed building, it is EPC exempt.

### Room measurements (approx. in meters)

#### Ground floor

Kitchen/ breakfast room: 4.85 x 4.53

Dining room: 4.78 x 4.31

Sitting room: 4.90 x 4.07

Sitting room mezzanine: 4.06 max x 1.96 max

Ground floor shower room: 3.31 max x 2.81 max

Utility room: 1.56 x 1.42

Barn open-plan living space: 9.10 max x 6.53 max

Barn mezzanine: 3.25 x 3.08

Double garage: 6.85 x 6.01

Workshop: 5.81 x 2.61

#### First floor

Bedroom 1: 4.73 x 4.36

Bedroom2: 4.68 x 4.32

Ensuite shower room: 2.00 x 1.79

Bedroom 3: 3.42 x 2.28

First floor bathroom: 2.14 x 2.13

#### Second Floor

Bedroom 4: 5.70 x 3.07

Bedroom 5: 4.62 x 2.87

Cloakroom: 2.79 x 1.51

Second floor bathroom: 2.48 x 1.97

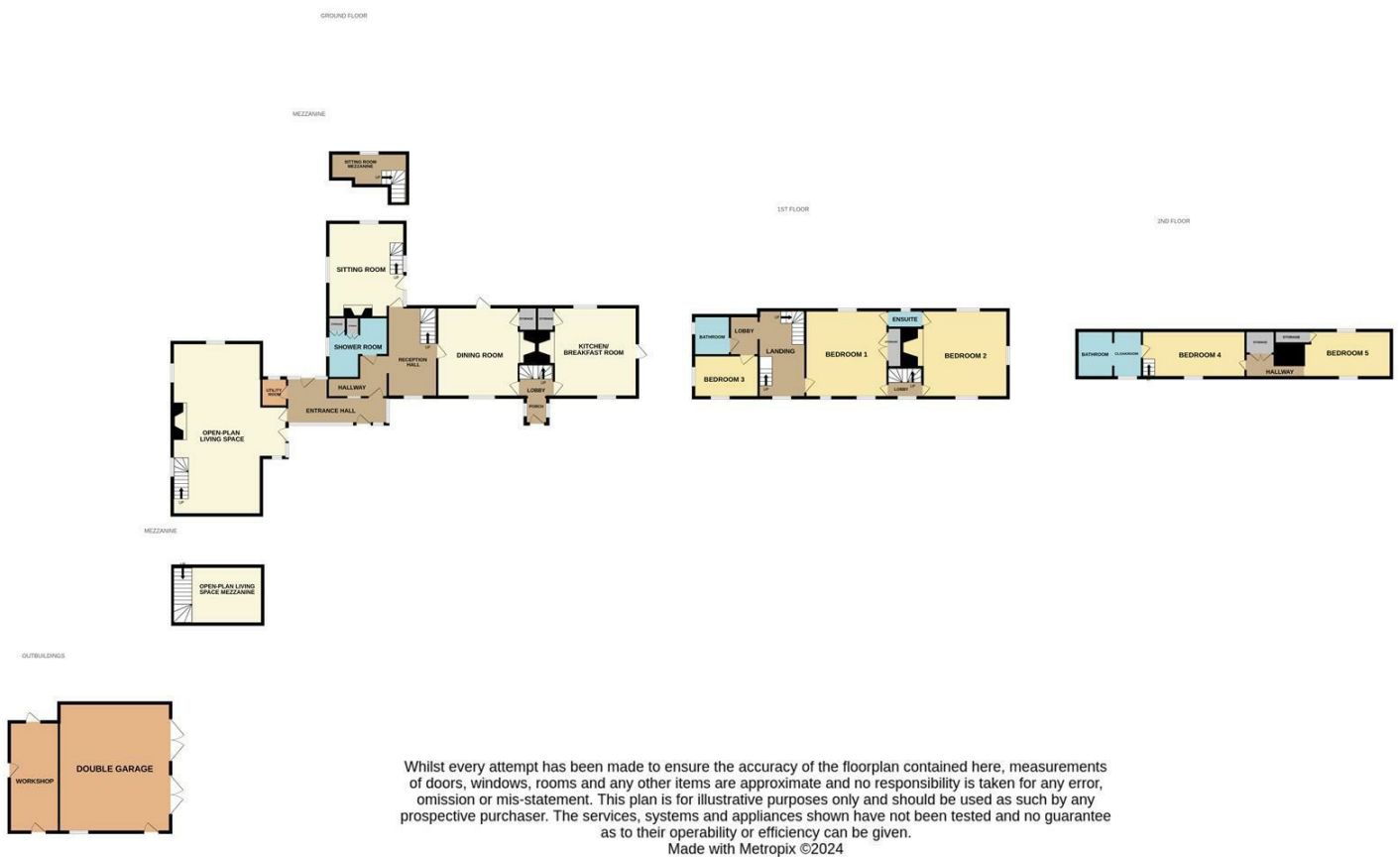
### Financial services

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Tenure: Freehold  
Council Tax Band: G  
EPC Rating: EXEMPT  
Local Authority: South Norfolk District Council



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