



A BEAUTIFULLY PRESENTED GRADE II LISTED FARMHOUSE, SITUATED IN AN ENVIABLE RURAL SETTING

Tanyard, Tanyard Lane, Great Ellingham, Norfolk NR17 1AG

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ESTABLISHED 1966

Tanyard Tanyard Lane Great Ellingham Norfolk NR17 1AG

- Wymondham 8 miles
- Diss Mainline Station 14 miles
- Norwich 17 miles

SITTING ROOM • DINING ROOM • SIDE HALL/OFFICE • KITCHEN • UTILITY • STUDY/BED 4 • 3 FIRST-FLOOR BEDROOMS • 2 BATHROOMS • ATTIC ROOM • **ALL IN AROUND 0.28-ACRE**

Situated in a rural hamlet within this conveniently placed village, Tanyard is a sensitively updated Grade II listed former hall house, built of traditional timber-frame construction under a thatched roofline.

The property is graced with many notable features, with large inglenook fireplaces, attractive original floors and the wonderful, exposed frame, whilst cleverly incorporating authentic stylistic nuances and comfortable living accommodation, that extends to almost 2,400ft² including the attic rooms.

Most rooms enjoy a double aspect, ensuring good natural light throughout, in brief, comprising an attractive dining hall, with large inglenook fireplace with wood-burning stove and pamment floors, a sitting room with inglenook fireplace with wood-burning stove, storage cupboard and stripped timber floors. Adjoining both reception rooms is an office/side hall, ideal for those seeking designated private space for work.

From the dining hall is a further reception room, presently being used as a bedroom but equally would serve well as a study or snug, with limed timber frame and exposed brick floors. There is a modern bathroom fitted with panelled bath, vanity wash basin and low-level WC, exposed timbers and brick floors.

The kitchen is fitted with a traditional range of base units with inset Belfast sink, 4-ring gas-hob and electric Aga. There is a neighbouring utility room with further storage and butlers sink, with plumbing for washing machine and tumble dryer.

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Guide: £699,950 (Freehold)





On the first floor there are two staircases, leading to three bedrooms, with the principal bedroom being a striking double aspect room with views over the garden and fields and 'ladder stairs' leading up to a charming bathroom, with freestanding copper bath with a brushed nickel finish, with complementing sink and WC. The second-floor staircase provides access to an attic room/den with window to the east, and further attic storage space.

Outside

Outside and set in approximately 0.28-acre with cottage style planting, with specimen trees, box hedging, mature shrub borders, pathways, lawn and a large terrace. There is an attractive walled section and small orchard, whilst a gravelled driveway provides parking for numerous vehicles.

Services

Mains water and electricity • Oil-fired heating • Private drainage
Council Tax Band 'E' • Broadband: Ofcom suggest Standard Service • Mobile: Ofcom suggest all providers likely.

Location

Great Ellingham benefits from a number of amenities including a primary school, recreation centre, village shop, post office and public house. In addition, the village is within easy reach of the A11 which gives easy access to Norwich, the A47 and furthermore to London and the Midlands.

Great Ellingham is conveniently situated for the market town of Wymondham, which is an attractive and very old market town with a Friday market which was granted rights by Henry I and has been in existence ever since. The town has a good range of local facilities and shops including an edge of town Waitrose store, Morrisons, a leisure centre, and Ofsted outstanding state secondary schooling at Wymondham College

17 miles away, the cathedral city of Norwich has many restaurants, shops, supermarkets and services including an international airport.

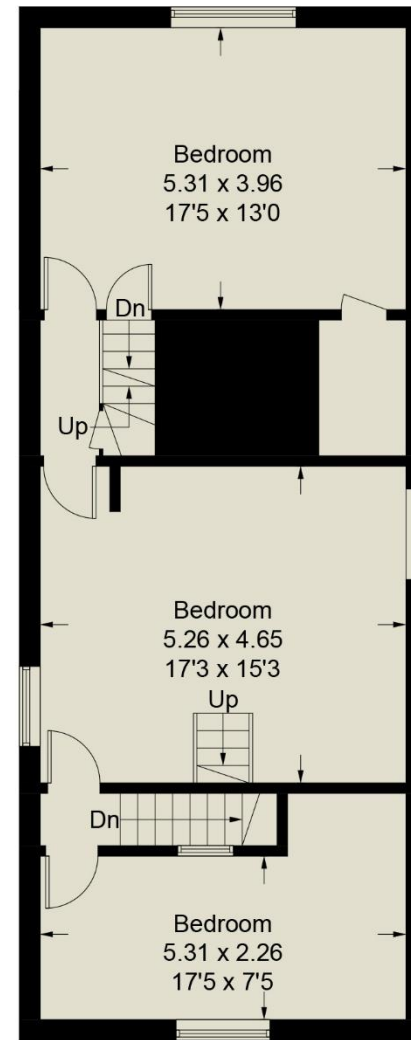
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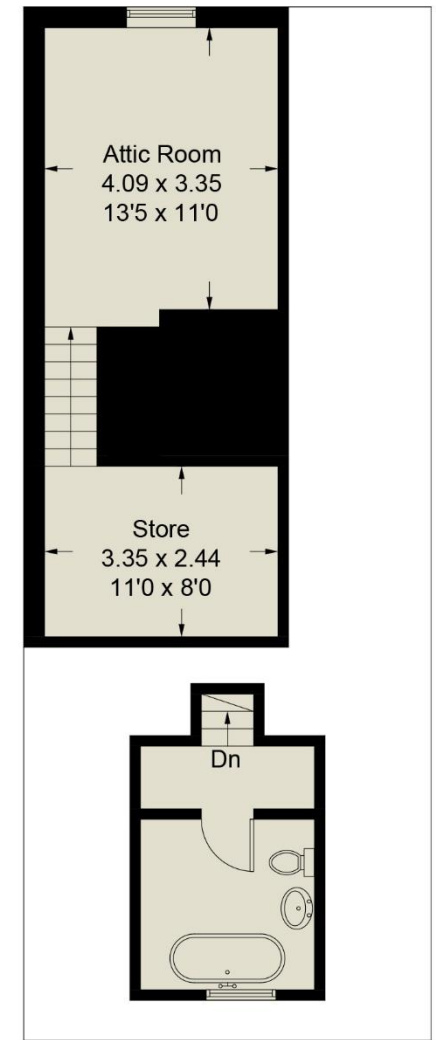
Approximate Gross Internal Area = 220.7 sq m / 2376 sq ft



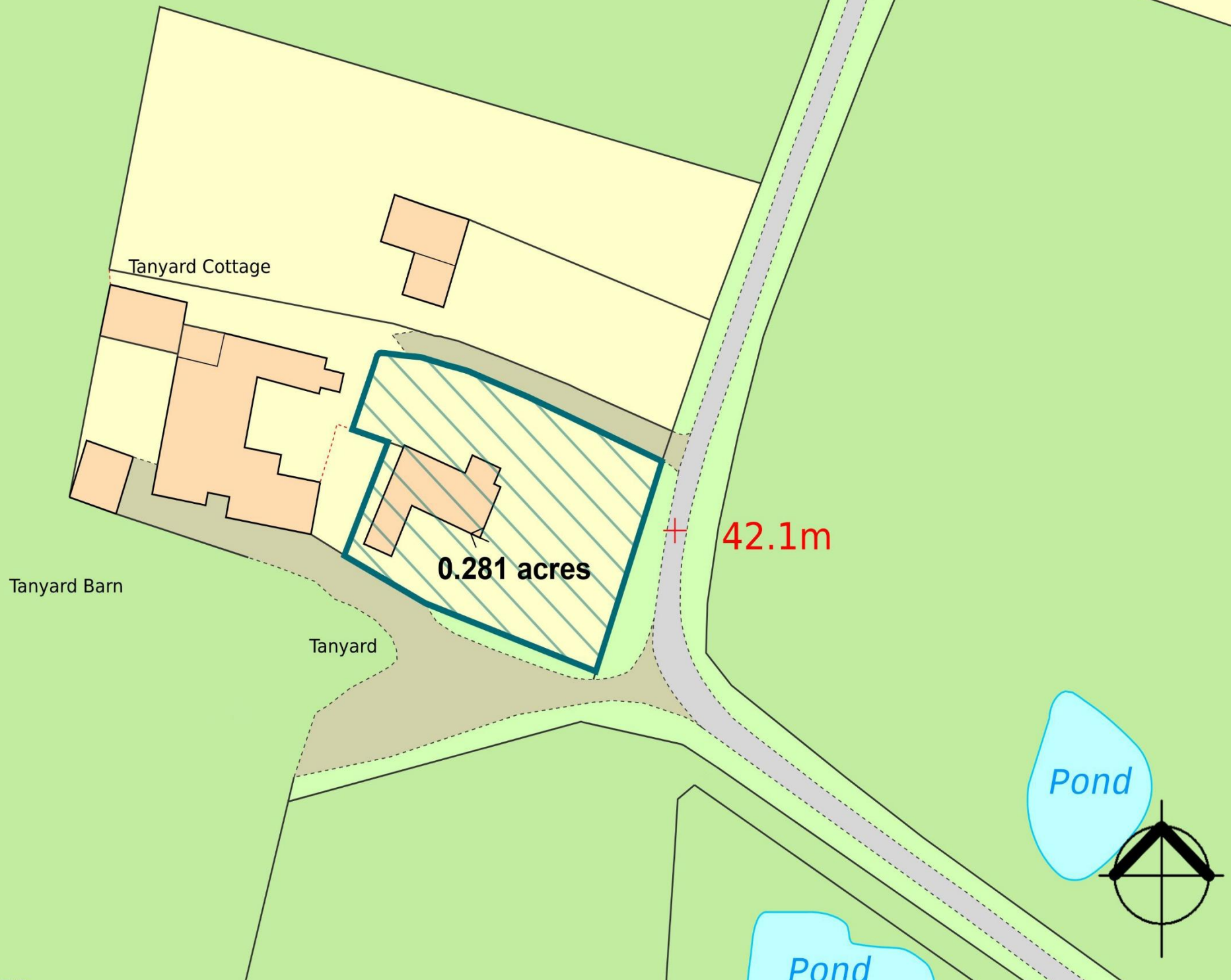
Ground Floor



First Floor



Second Floor



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