



Farmhouse and barn with planning consent

Hill Common Farm, Attleborough

Freehold



Porch • Utility • Kitchen/breakfast room • Sitting room
Bathroom • Four first floor bedrooms and shower room
Barn with planning consent • Stores • Meadowland
Amenity land

**A11 1.5 miles, Norwich 15
miles, Cambridge 46 miles**

The Property

Hill Common Farm is a wonderfully positioned rural property comprising a period farmhouse, a substantial timber frame barn with full residential planning consent and all set within about 4.5 acres of mature meadowland.

The property is conveniently located in a private and peaceful setting on a quiet lane within a short drive of the A11 with excellent transport links.

The principal farmhouse is believed to date back to early 1800's, with later additions and alterations to create a comfortable home currently configured as four bedrooms. It would be fair to say the house would now benefit from updating, but has been well maintained. The ground floor offers a kitchen/breakfast room, sitting room with fireplace, utility and bathroom with potential to incorporate the integral garage or an extension if required, subject to gaining the necessary planning consents. The house sits within immediate mature garden with meadows and farmland beyond.

To the south of the house is the traditional barn, formerly used for storage and now with

full residential planning consent (ref; 3PL/2019/0993/F) to convert to an attractive four bedroom dwelling. The barn is south facing, looking out over countryside the design provides striking open plan living with the provision for plenty of natural light and features throughout such as a fireplace and vaulted ceilings. It is an excellent opportunity to create a substantial home set in unspoilt surroundings.

Outside

The farm is approached from the west via a drive sweeping through the meadows to a parking and turning area adjoining the barn and farmhouse. As part of the planning consent for the barn an independent access has been granted from the southern point of the land.

The house sits within mature gardens with established hedging, mature trees, orchard, shrubs and an enclosed vegetable garden with herbaceous flower beds. The remaining land is predominantly mature pasture, separated into three distinct fields with fine specimen trees throughout, established hedged boundaries and pond.



To the south of the barn is area of agricultural land outside of the curtilage of the planning consent of the barn but that could be utilised. The meadowland and mature boundaries protects the private and peaceful setting that the current owners have enjoyed for circa 50 years.

Situation

Hill Common Farm is situated in unspoilt pocket of countryside between the well served village of Great Ellingham and the bustling town of Attleborough. The nearby village of Great Ellingham provides primary education, post office and public house. The market town of Attleborough has extensive amenities with supermarkets, independent retailers, renowned restaurants, primary and secondary education and a train station with direct line to Cambridge with connecting lines to London. The property is conveniently located within 1.5 miles of the A11 giving access to Norwich and Cambridge.

The cathedral city of Norwich is 15 miles with thriving retail, cultural and education sectors alongside excellent transport links with a main line rail service to London Liverpool Street and an international airport.

Directions

From Norwich, take the A11 to Cambridge. After passing the BP petrol station, take the second slip road signed to Attleborough and Watton B1077. At the traffic lights, turn right, under the A11, and then straight on over the next set of traffic lights on the Ellingham Road. Follow this road for approximately one mile and turn right onto a country lane. Proceed for half a mile where the entrance to Hill Common Farm is on the right hand side. The postcode for the property is NR17 1AF.

Services

Mains water and electricity, private drainage. Oil fired central heating.

Local Authority

Breckland District Council

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Hill Common Farm, Attleborough, Norfolk

Main House gross internal area = 1,603 sq ft / 149 sq m

Garage gross internal area = 215 sq ft / 20 sq m

Store gross internal area = 216 sq ft / 20 sq m

Barn gross internal area = 2,887 sq ft / 268 sq m

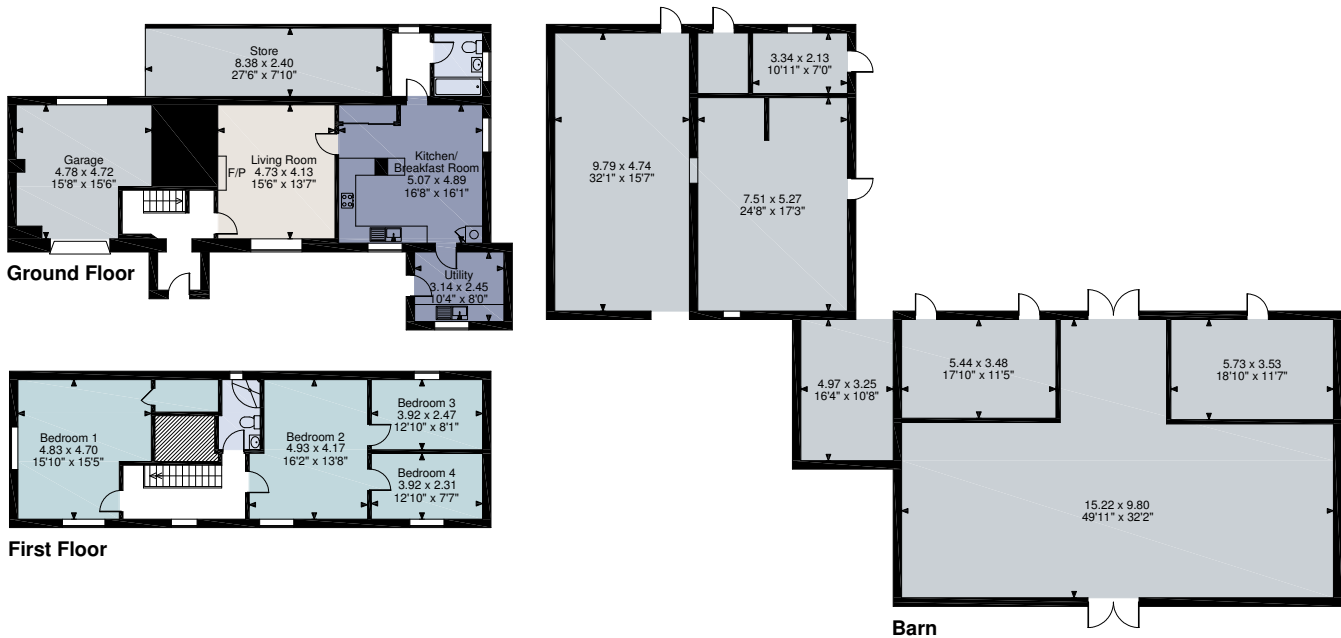
Total gross internal area = 4,921 sq ft / 457 sq m



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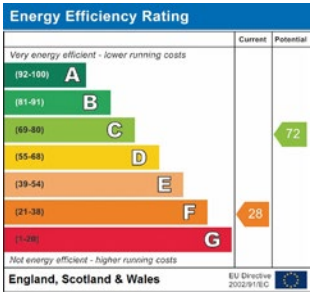
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Savills Norwich
01603 229229
norwich@savills.com



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