



Grade II listed farmhouse with outbuildings

Grange Farm House, Common Road, Wacton, NR15 2UW

Freehold



Entrance Hall • Kitchen • Garden Room • Sitting Room
Dining Room • Utility Room • Cloakroom • Principal
Bedroom with en suite • Four further bedrooms • Family
Bathroom, Outside: Variety of useful outbuildings
In all about 1.04 acres

The Property

Grange Farm House is a charming Grade II listed property in a rural position to the south of Norwich. Spacious accommodation comprises of five bedrooms with the house being spread over three floors. Benefitting from character features such as exposed beams, timbers and fireplaces. Dating back to circa 1560 with extensions in the 17th century the property has been maintained and improved by the current owners with the sympathetic addition of a garden room to create a more family friendly kitchen space. A wonderful feature is how many of the rooms contain dual aspect windows allowing plentiful natural light as well as making the most of the far reaching views.

Outside

Sitting within grounds of about 1.04 acres and having far reaching field views to both the front and rear aspects places the property in a delightful position. Approached via a gravel driveway with parking for multiple vehicles and leading to both the property and the extensive range of outbuildings. Subject to planning the outbuildings could offer a chance for the creation of an annexe if desired. The attractive gardens envelop the property and feature fantastic privacy to all sections of the plot. A particular highlight is the orchard to the side of the property featuring a variety of fruit tree and a vegetable garden to

complete the country lifestyle. A generously proportioned terrace provides the perfect entertaining spot within the grounds.

Situation

Common Road is a no through road within the village of Wacton which is a pleasant rural village situated approximately 12 miles south of the city of Norwich and eight miles from the market town of Diss. Basic shopping facilities can be found in the neighbouring village of Long Stratton approximately two miles to the east. Diss has a main line electrical rail service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes. Schools in the private sector are in Norwich.

Services

Mains water, electricity, oil fired central heating and private drainage

Local Authority

South Norfolk District Council
Council Tax Band G

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.





Common Road Wacton, Norwich, Norfolk, NR15 2UW
Main House gross internal area = 2,989 sq ft / 278 sq m
Garage gross internal area = 664 sq ft / 62 sq m
Outbuildings gross internal area = 1,412 sq ft / 131 sq m
Total gross internal area = 5,065 sq ft / 471 sq m



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