



Lime Tree Farm  
Morley St Peter  
Norfolk  
NR18 9TE

Asking Price: £750,000





- Handsome detached farmhouse
- Popular village just 4 miles from Wymondham
- Wymondham College around 0.5 mile away
- 2,500 sq ft of accommodation
- Abundance of character throughout
- Ample driveway space
- Bright, spacious front reception rooms
- Tucked away position
- No onward chain

### Location

Popular Morley St Peter is a small, semi-rural village close to highly regarded Wymondham College and neighbouring historic market town of Wymondham itself. Attleborough is also only 3 miles away, with both towns being well served with varied shops, healthcare services, transport links, pubs and restaurants with convenient access to the A11 and Norwich, which is only a short distance away. Norwich is home to a thriving business community, leading shopping centres, cinemas, theatres, restaurants, and other leisure facilities. Several fine Norwich institutions such as the Norwich and Norfolk Hospital; the UEA; John Innes Centre and Research Park are within easy reach. The A11 is just minutes away by car and is fully dualled down to the M11 to enable swifter access to such destinations as: Cambridge, Stansted airport and London itself in around 2 hours.





## The Property

This handsome, detached farmhouse has an abundance of character; part period and with the original dating back to 1776 (as can be seen on the beam markings in the attic room), the house has an excellent wealth of original features throughout, including exposed timbers, large Inglenook fireplace in the breakfast room and lovely big bay windows in the bright and spacious front reception rooms, which allow the light to flood in. Combined with the generous 2,500 sq. foot of living accommodation, Lime Tree Farm makes for a superb family home.

## Outside

The property is approached via a private driveway to which Lime Tree Farm has a right of access to use. The overall grounds are mature, with trees and conifers bordering the front lawn, large gravel parking area for ample vehicles and a further lawn and patio to the rear. The total grounds extend to around 1/3rd acre (stms).

## Agent note:

The property has a vehicular right of access as far as the driveway opening. Posts have been added to side and rear demarcate the boundaries. Further land and storage space available to rent by separate negotiation

## Services

Mains electricity and water, oil fired central heating. Private drainage system.

## How to get there – What3words:

mascots.whistle.ascendant

## Viewing

Strictly by appointment with TW Gaze.

**Tenure:** Freehold


**Council Tax Band:** E

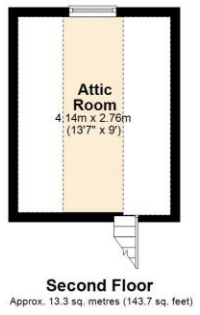
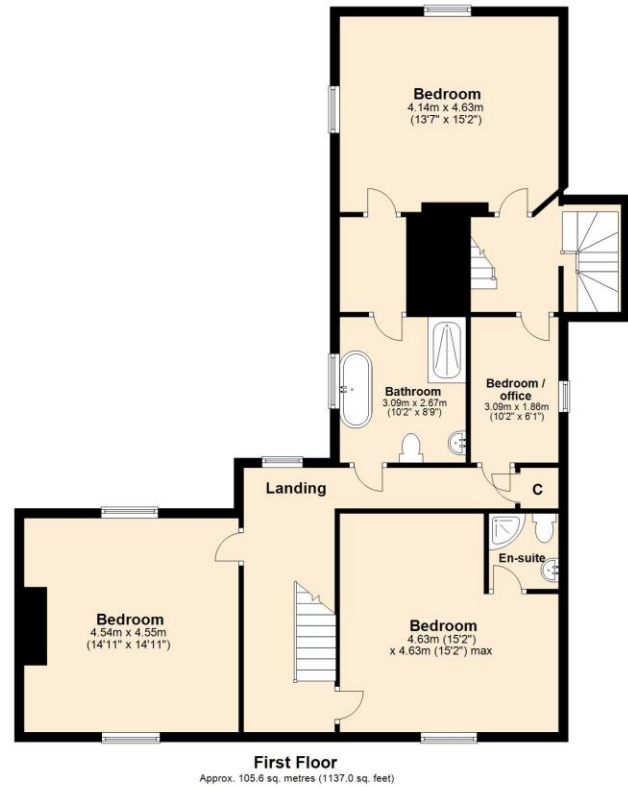
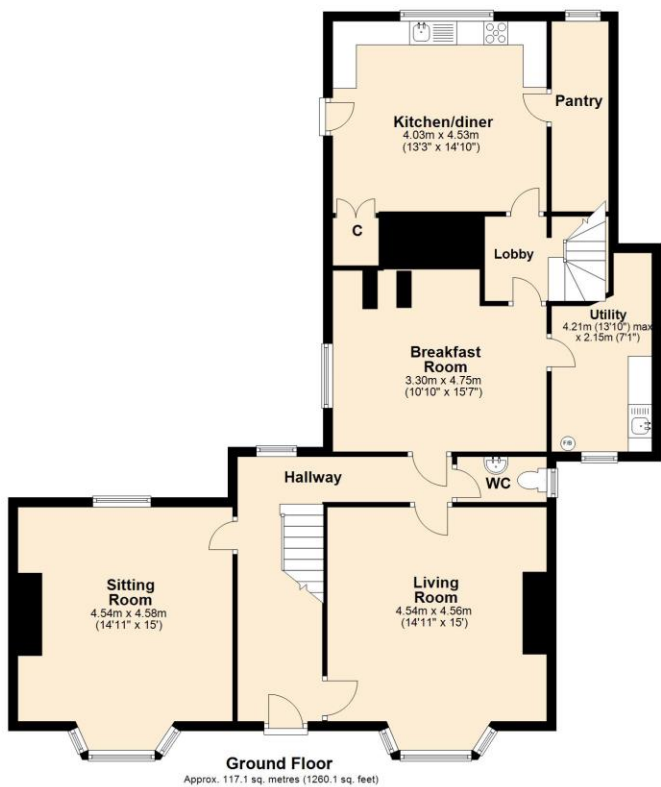
**Ref:** 2/19436/RM

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Total area: approx. 236.1 sq. metres (2540.8 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**  
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

10 Market Hill  
Diss  
Norfolk IP22 4WJ  
t: 01379 651 931

33 Market Street  
Wymondham  
Norfolk NR18 0AJ  
t: 01953 423 188

rural@twgaze.co.uk  
www.twgaze.co.uk

