



Cargate Cottage
Cargate Common
Tibenham
NR16 1QH

Offers Over £350,000





- Offered with no onward chain
- Detached House
- Renovation project/Demolition
- 3 bedrooms
- 2.89 Acre plot
- River Tas to boundary

Location

This is a very quiet position just a little way north of the village along a country lane carrying mainly local traffic to and from the houses along here. Tibenham has a church and public house, the nearby villages of New Buckenham and Bunwell have local shops and a little further afield are the market towns of Wymondham (10 miles) and Diss (7 miles) both of which are well served, and with Diss providing a commuter rail service to London Liverpool Street in around 90 minutes. For greater cultural variety, the fine city of Norwich is just 16 miles to the north and has an international airport.





The property

Cargate Cottage is a property in need of a full scheme of renovation or potentially it could be demolished and the site redeveloped. The house provides approximately 120m²(1285ft²) of living space and there is a number of outbuildings close to the house which are of secondary construction but do provide useful storage space. The cottage is of mixed construction with a painted brick outer front elevation neath a tiled roof. The potential is there to create a lovely family home in a very desirable location.

Outside

The cottage is set within grounds of 1.128ha (2.79ac) which includes the immediate garden and the field to the rear which is laid to grass and runs up to the River Tas at the rear.

Services

Mains electric, water and private drainage

How to get there – What3words:

Coconuts.highlight.focal

Viewing

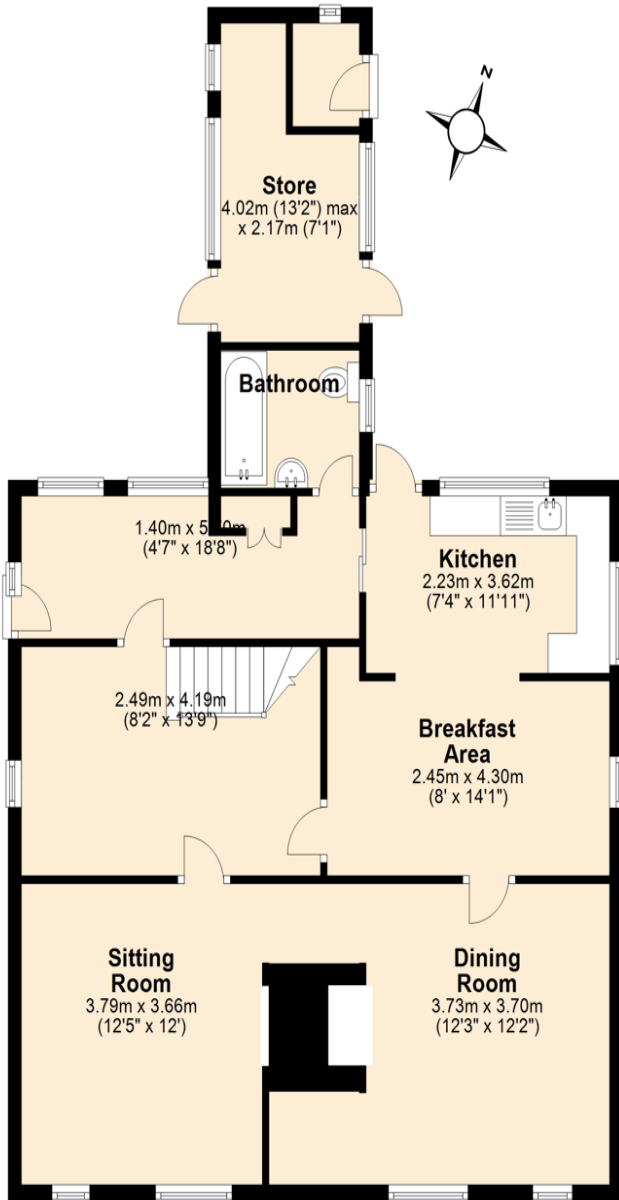
Strictly by appointment with TW Gaze.

Council Tax Band: No Band

Ref: 2/19607

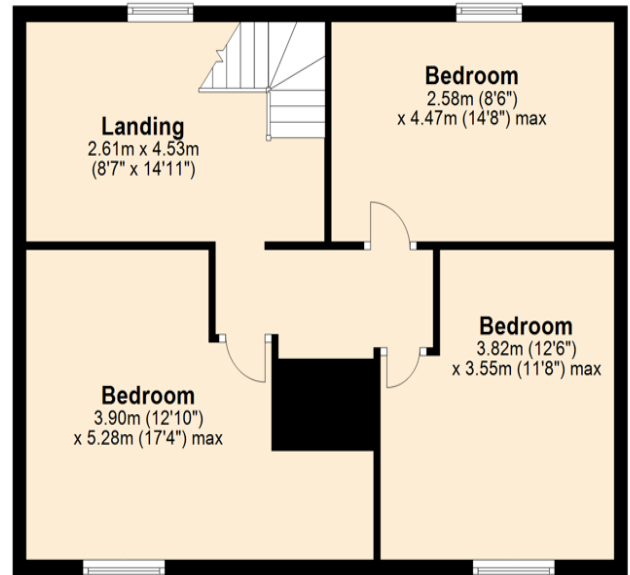
Ground Floor

Approx. 97.8 sq. metres (1052.6 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



Total area: approx. 156.9 sq. metres (1689.0 sq. feet)

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