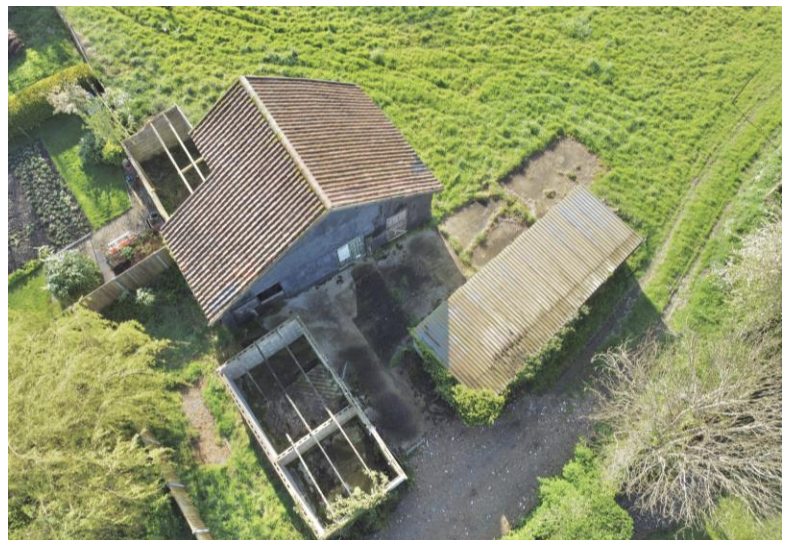




Town Farm Barn  
The Street,  
Ovington,  
IP25 6RT

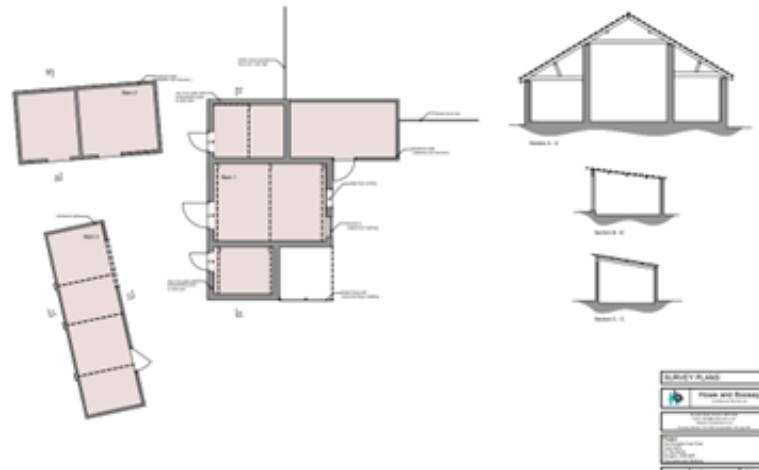
Offers over: £225,000







- Barn and outbuildings with full planning permission granted
- Plans granted for a 3-bedroom detached barn conversion
- Mature grounds with pond
- Grounds total around 0.6 acre (stms)
- Tucked down a private track
- Just a short drive from Watton
- Planning ref: 3PL/2023/0097/F



### Location

The barn is accessed from a private track just off The Street in Ovington. The village is semi-rural, yet just a couple of miles from the Breckland market town of Watton, which is centrally placed in Norfolk between the neighboring towns of Dereham and Thetford. Watton offers a good range of useful shops, supermarkets, public houses, cafes and takeaways, along with numerous other local businesses. The town has a 'good' OFSTED rated secondary school (Wayland Academy), along with a regular bus connection which runs to Wymondham, Norwich City Centre and the Norfolk and Norwich University Hospital.









**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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5.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.



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