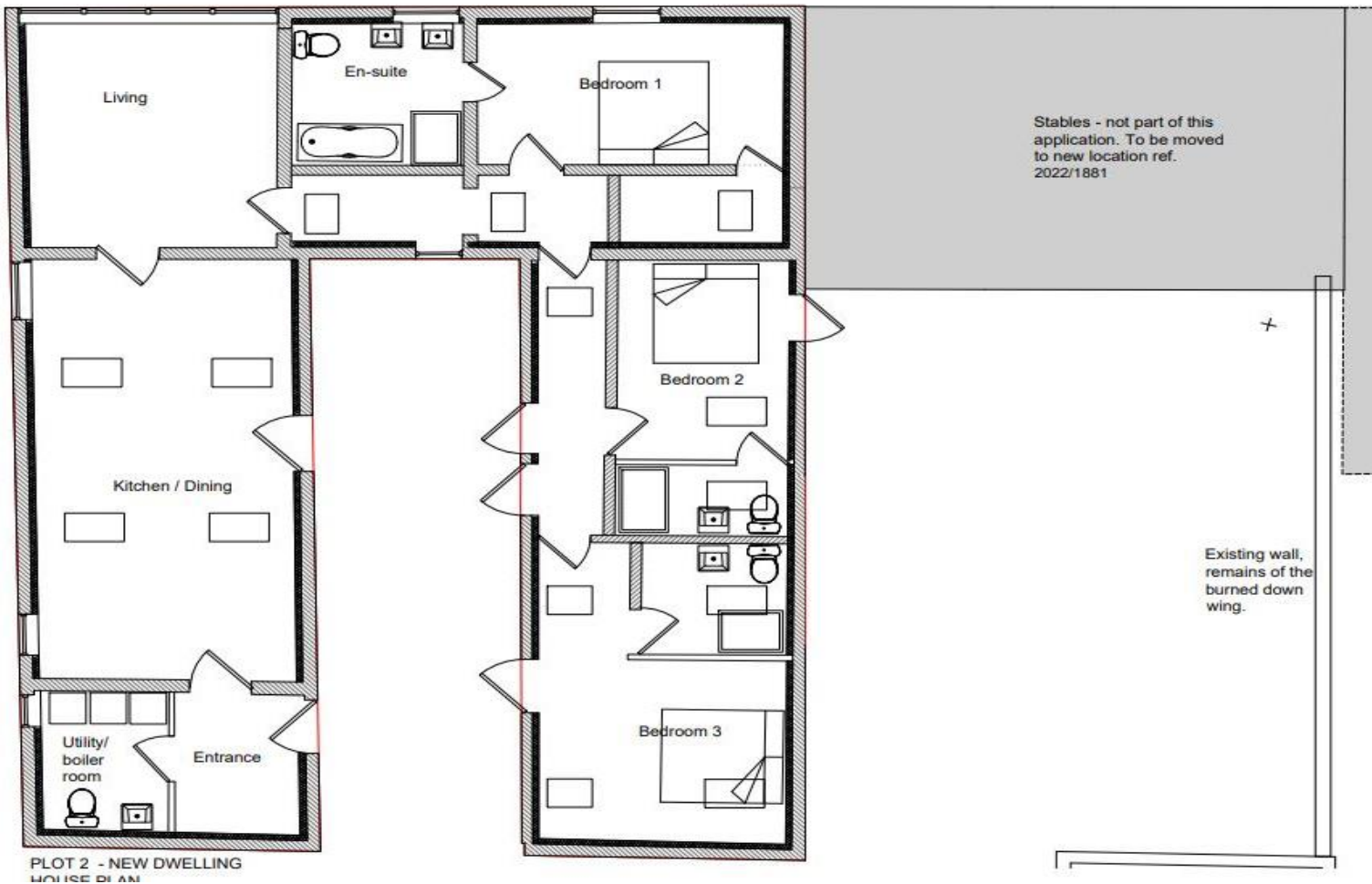




Barn at Boundary Farm
Long Lane
Winfarthing
IP22 2EY

Offers over :£170,000



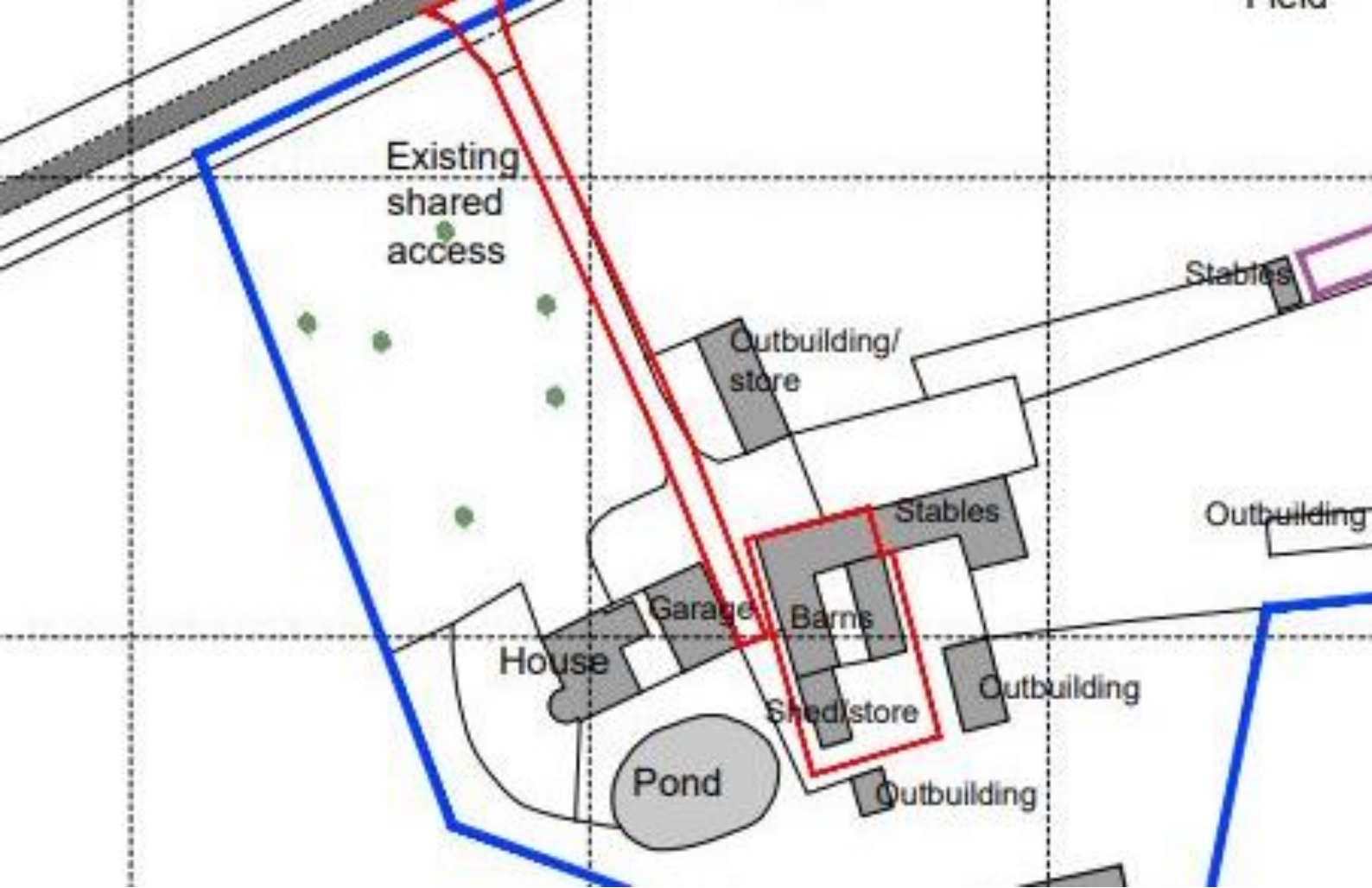


- Development opportunity for a range of barns for conversion to a single dwelling
- Finely timbered throughout
- Single storey
- Peaceful edge of village location

Location

Winfarthing is a semi-rural village located just off the B1077 between Old Buckenham and Diss, with the later just 5 miles away and having an excellent range of facilities including schooling to sixth form level, local and national shops and various sports clubs (rugby, tennis, football and golf course to name a few). Transport links are good with Diss having a mainline rail service on the Norwich to London Liverpool line (journey time of 90 minutes), Norwich itself is just 20 miles away and the A11 giving a swift route to Newmarket and Cambridge is 5 miles away. This is an attractive property in a semi-rural position combining the country lifestyle with easy access to facilities.





The Scheme

Planning Consent has been passed by South Norfolk Council under planning **reference 2023/1703** on the 21st August 2024. The conversion must be completed within three years of this date.

Outside

The brick built and timber framed barn and associated outbuildings are positioned in the corner of the plot and will possess excellent views and a good degree of sunshine across the south facing garden central courtyard. Please note that the side and rear boundaries have been staked out, please contact the sales office for further information. The barn will be sold with a right of way along the existing driveway.

Services

Mains electricity is already connected to the property.

How to get there

What3words: [///struggle.airfields.advising](https://www.what3words.com/struggle.airfields.advising)

Viewing

Strictly by appointment with TW Gaze

Freehold

Council Tax Band : TBC

Ref : 2/19674/KH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		103
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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