



A DETACHED PERIOD HOUSE AND COACH HOUSE WITH PLANNING CONSENT TO CONVERT TO AN ANNEX IN A VILLAGE SETTING

The Tuns, Thursford Road, Great Snoring, Thursford, Norfolk NR21 0HN

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ESTABLISHED 1966

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Norfolk NR21 0HN

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CONSENT TO CONVERT TO AN ANNEX IN A VILLAGE SETTING***

Guide Price: £700,000 (27.02.24)
Freehold BUR220015

- Detached village house of over 2000 sq.ft.
- Tastefully & stylishly presented
- Detached coach house to the rear with planning consent to link to the principal house and convert into a self-contained annex (plans below)
- Accommodation comprises Entrance Hall, Sitting Room, Dining Room, Cellar, Study, Kitchen, Rear Lobby, Cloakroom, Landing, Master Bedroom with En-suite Shower Room, two further Bedrooms and a Family Bathroom accessed through Bedroom 4.
- Desirable features include timber sash windows, tiled and timber flooring, wood burning stove, oil-fired central heating, period fire-places, Belfast sink and range cooker
- Situated in the heart of the village overlooking the green
- Off road parking to the side of the property and an enclosed lawned garden and paved terrace overlooking farmland to the rear





GREAT SNORING is a pretty conservation village in the heart of North Norfolk, located between Fakenham, Holt and Wells-Next-The-Sea. Historically, much of the village was owned by the Walsingham Estate and it is particularly attractive and unspoilt with mostly period houses and cottages and a parish church. The next door village, Little Walsingham (1½ miles), has several public houses and a range of shops including a village shop, a renowned farm shop and restaurant. Fakenham has a more extensive range of facilities including schools, doctors' and dental surgeries, shops and supermarkets. The beautiful beaches of the North Norfolk coast are a short drive away, as are Holt and Burnham Market. Norwich and King's Lynn are both easily accessible, both with a mainline rail service to London.

Services – Mains water, electricity and drainage.

Heating – Oil fired central heating.

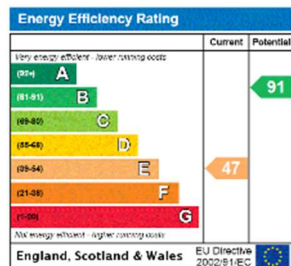
Council Tax Band – E.

Broadband: Openreach indicate that Superfast Fibre Broadband is available to the property.

Mobile coverage: Ofcom indicate that Three and O2 have voice & data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.

ENERGY PERFORMANCE CERTIFICATE (EPC):

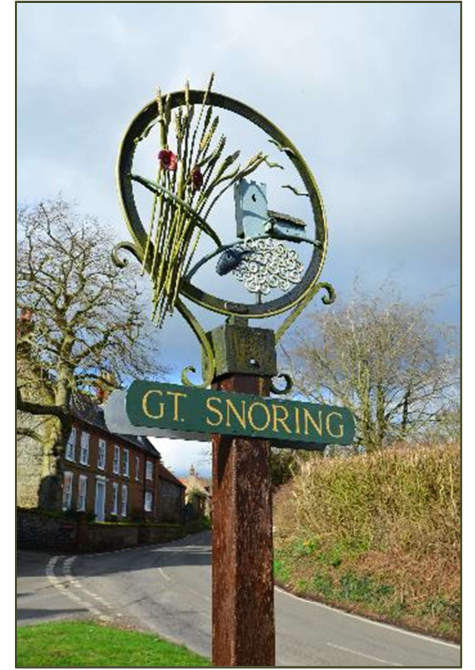
A copy of the full EPC is available upon request















FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

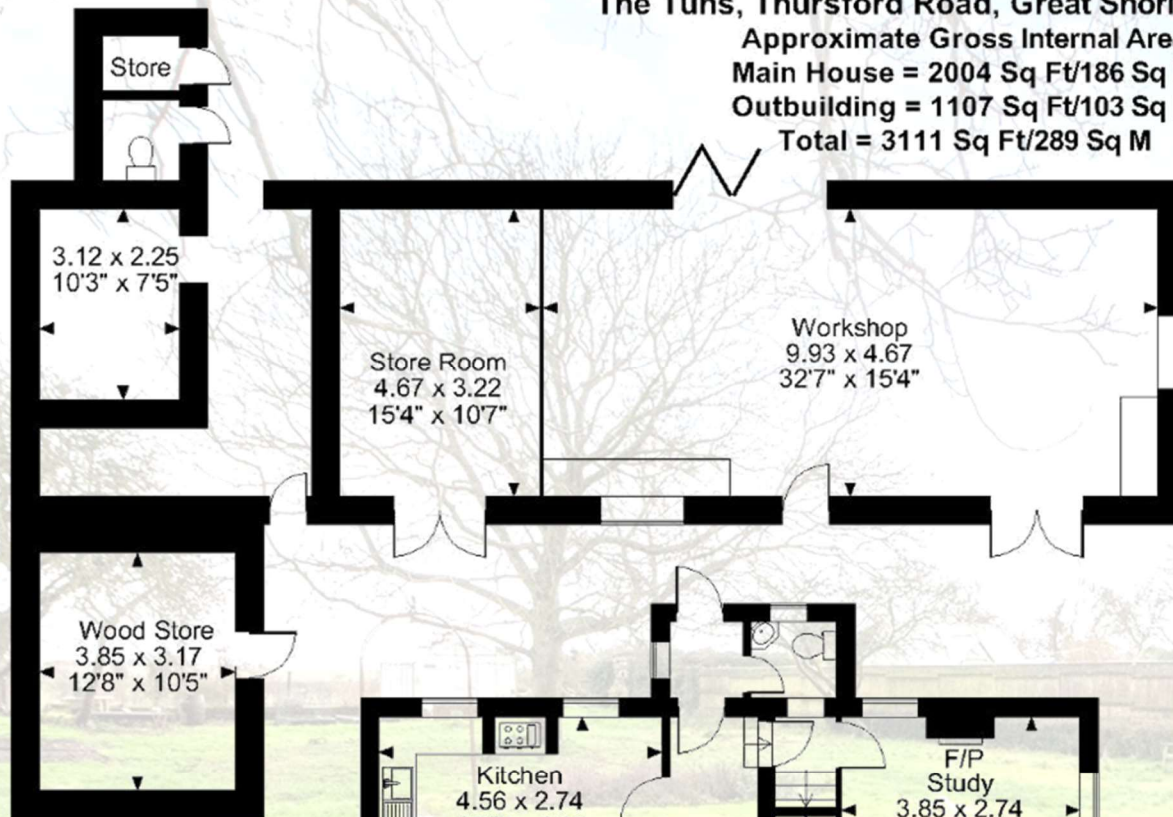
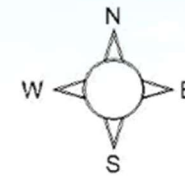
The Tuns, Thursford Road, Great Snoring, Norfolk

Approximate Gross Internal Area

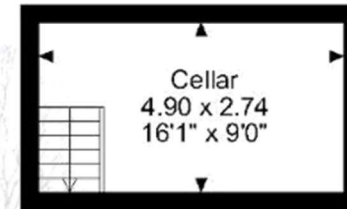
Main House = 2004 Sq Ft/186 Sq M

Outbuilding = 1107 Sq Ft/103 Sq M

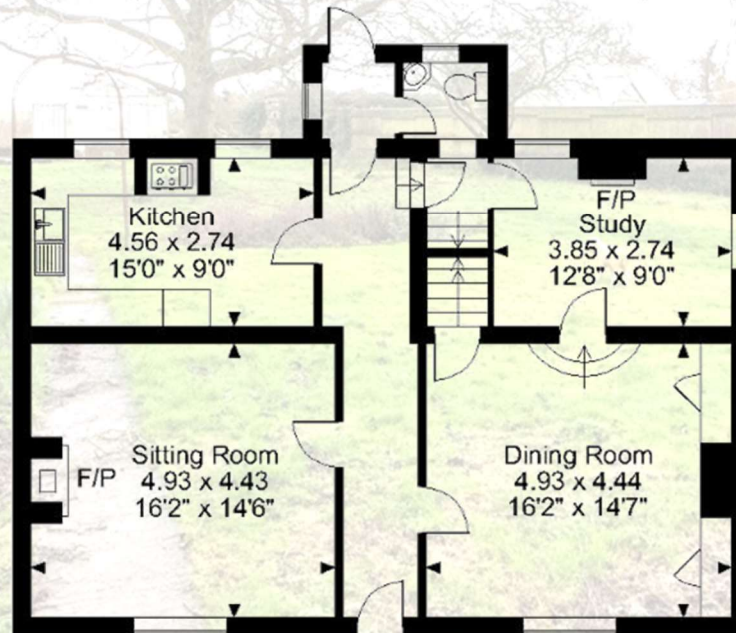
Total = 3111 Sq Ft/289 Sq M



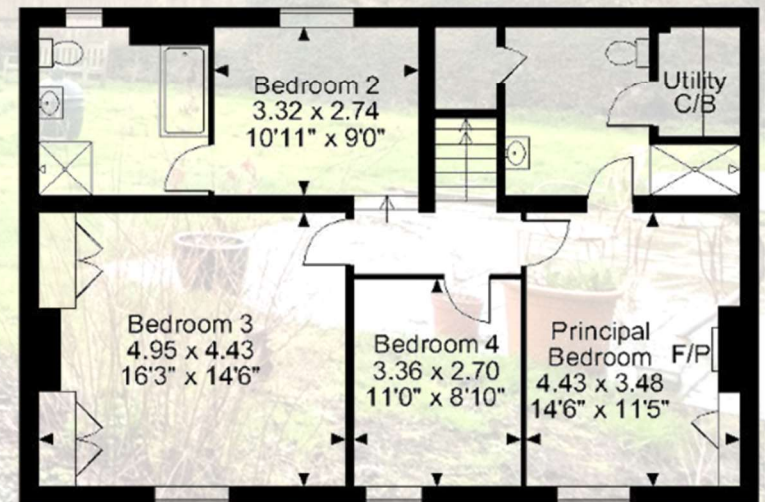
Outbuilding



Basement (Under Study)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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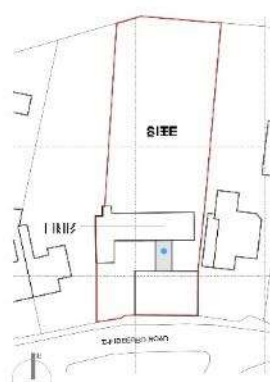
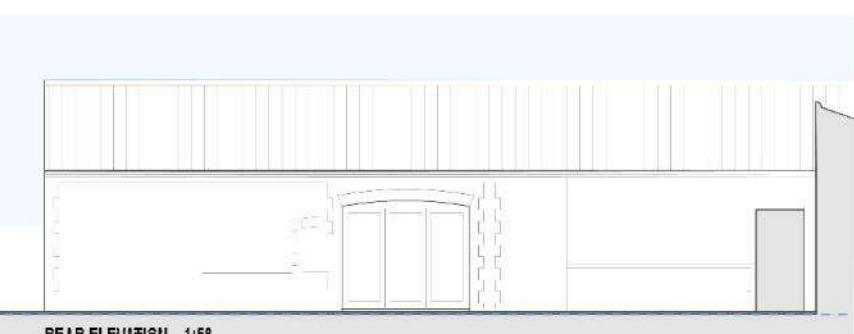
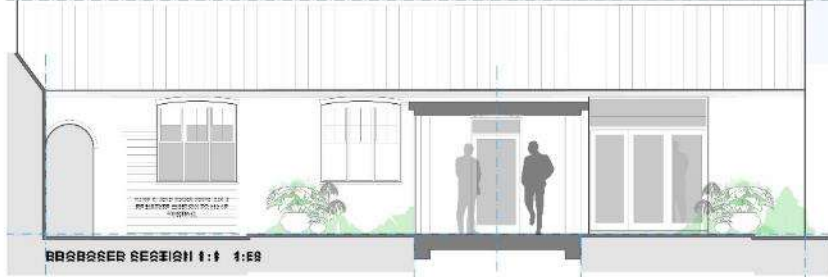
VIEW FROM THE REAR GARDEN



VIEW FROM THE REAR GARDEN



PLANS TO CONVERT THE COACH HOUSE INTO A SELF-CONTAINED ONE BEDROOM ANNEX



HAWKINS
ARCHITECTURE

10-101: The House, 101-103-105, Street, Kowloon, District, HK22-01-01
10-102: No. 11, DODDINGTON & KING, 0-01-01
Drawing Title: 10-101-102-103-105, Street, Kowloon, District, HK22-01-01
10-103: 101-103-105, Street, Kowloon, District, HK22-01-01
10-104: 101-103-105, Street, Kowloon, District, HK22-01-01



10-101-102-103-105, Street, Kowloon, District, HK22-01-01
10-102-103-105, Street, Kowloon, District, HK22-01-01
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