



Sunnyside Farm, The Green, Old Buckenham, Attleborough, Norfolk



# Sunnyside Farm, The Green, Old Buckenham, Attleborough, Norfolk, NR17 1RB

A spacious period family home with separate two bedroom annexe barn conversion, associated outbuildings all set within 2.77 acres of gardens and grounds

Norwich 17 miles, Wymondham 8 miles, Attleborough 3 miles, Diss 8 miles

## Main House

**Ground Floor:** Entrance hall | Living room  
Dining room | Kitchen | Breakfast room | Garden room | Conservatory | WC

**First Floor:** Principal bedroom with en-suite  
Bedroom 2 | Family shower room

**Second Floor:** Bedroom 3 | Bedroom 4 with en-suite

## Annexe 1

**Ground Floor:** Entrance hall | Shower room  
Laundry room

**First Floor:** Kitchen | Dining room | Living room  
Bedroom 2

## Annexe 2

**Ground Floor:** Entrance hall | Kitchen / Living room  
Bedroom 1 | Family shower room

**Outside:** Barn with office space and workshop  
Stable Block | Utility room | WC | Gardens  
Paddocks

In all about 2.77 acres





## The Property

Sunnyside Farmhouse is a substantial grade II listed farmhouse of timber and brick construction under a tiled roof. The property is set over three floors and offers well-proportioned family-sized accommodation with four bedrooms all with garden views. The property is light and airy with generous reception rooms and entertaining space. Of particular note is the garden room which has light to three aspects and access out to the rear gardens.

Further to the main house there is a converted two bedroom Barn which offers ancillary accommodation and is currently split and used as two one-bedroom annexes. The Barn offers the opportunity to have an income on site or be used for multi-generational living.

There is also a substantial barn which is used as a working studio and office, a stable block and garaging.

The gardens are well-maintained and are mainly laid to lawn with shrub and hedge borders. There are several patio seating areas. To the rear of the house and annexe are paddocks which are currently left to wild meadow.

## Situation

Sunnyside Farm is set in a prominent position over looking The Green at Old Buckenham, which is a well-served village comprising of two public houses, a shop, post office, junior and high schools. The village green is one of the largest in East Anglia containing playing areas, duck ponds and displaying a variety of properties dating from the 1400s through to the present day.

The cathedral city of Norwich (17 miles to the north east) has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a mainline railway station to London Liverpool Street and an expanding airport to the north of the city.





Diss (8 miles) to the south also offers a good range of amenities and has a regular train service to London Liverpool Street.

### Directions

From Norwich, proceed south on the A11 taking the exit at Attleborough signed B1077. Continue out of Attleborough on the B1107 signed Diss and Old Buckenham and continue into Old Buckenham past The Gamekeeper Pub and take the left hand turn on Crown Road. Continue past the Ox & Plough Pub and Sunnyside Farm can be found on the right hand side.

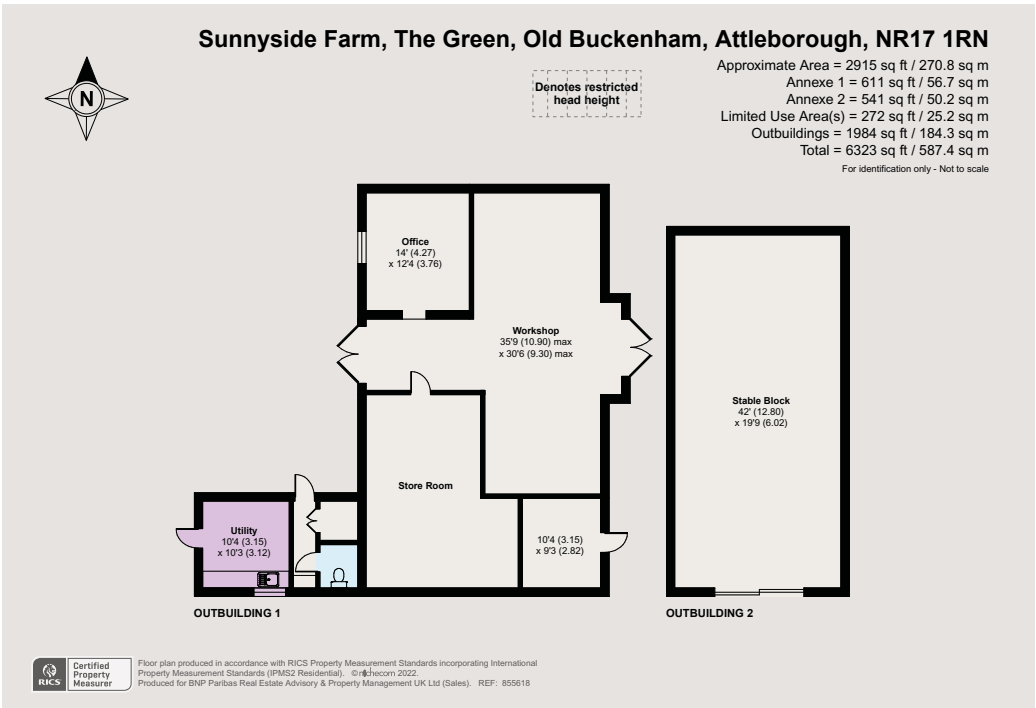
### General

**Services:** Mains electricity, water and drainage. Oil fired central heating.

**Local Authority:** Breckland District Council.  
(Tax Band: G)





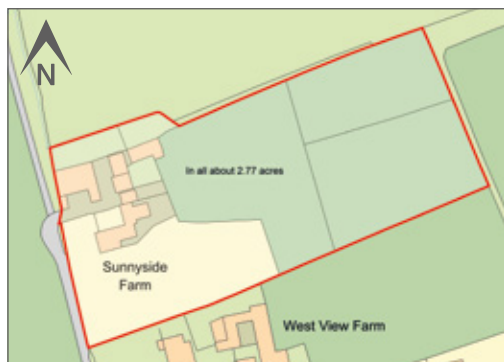


**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Guide Price:** £

**Viewing:** Strictly by appointment through Strutt & Parker.



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including Prime Central London

## Sunnyside Farm, The Green, Old Buckenham, Attleborough, NR17 1RN

Approximate Area = 2915 sq ft / 270.8 sq m

Annexe 1 = 611 sq ft / 56.7 sq m

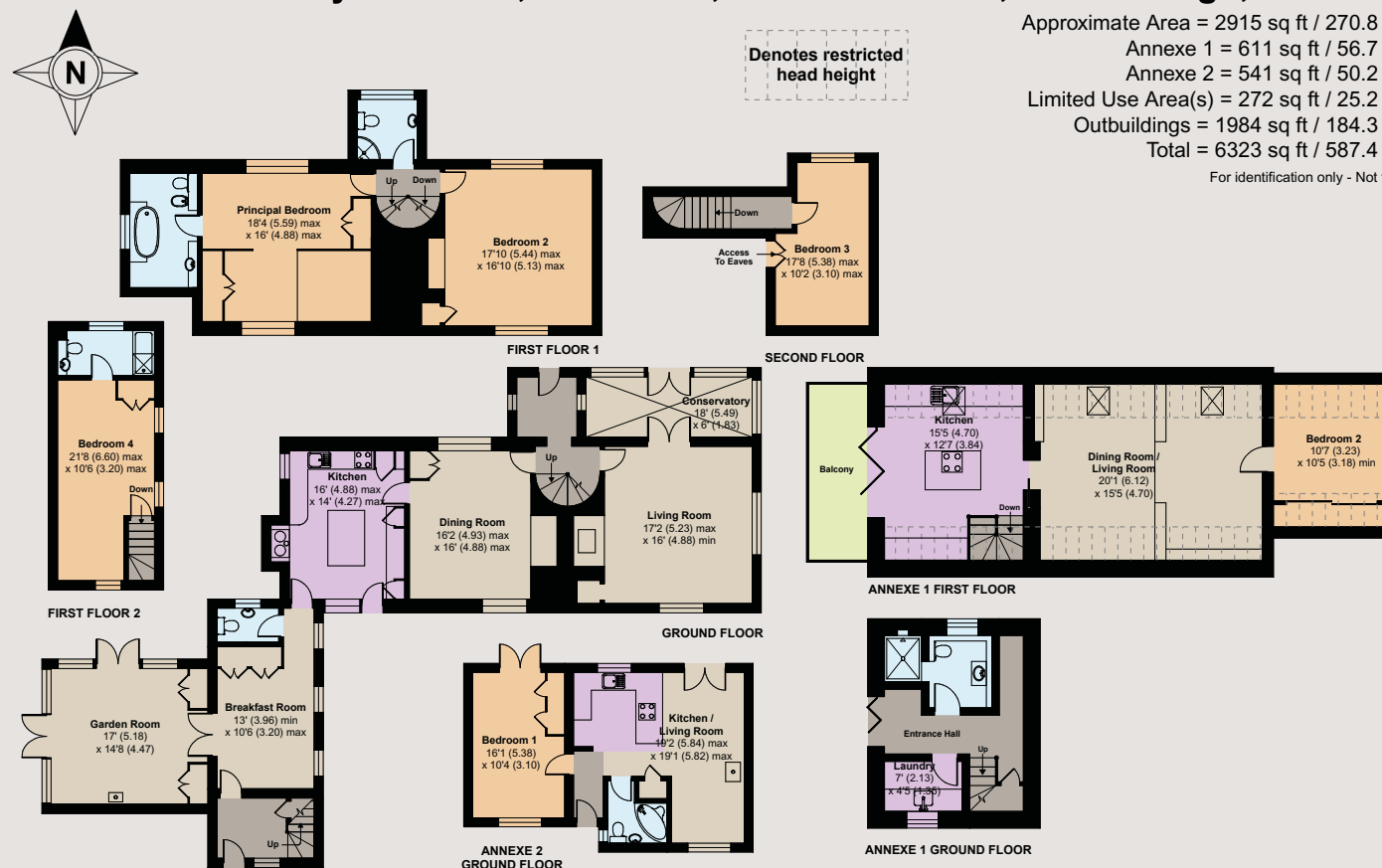
Annexe 2 = 541 sq ft / 50.2 sq m

Limited Use Area(s) = 272 sq ft / 25.2 sq m

Outbuildings = 1984 sq ft / 184.3 sq m

Total = 6323 sq ft / 587.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022.  
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