



The Old Trowel & Hammer
142 Bunwell Street
Bunwell
NR16 1QY

Guide Price: £400,000 - £425,000





- Detached period house set on 0.4 ac
- Exciting renovation project
- Adjoining clay lump barn and outbuilding
- Mature gardens
- Popular village location
- Non-estate
- No onward chain
- Suitable for cash buyers – speak to agent

Location

The house is found on Bunwell Street, the main road running through the village. There is a useful local convenience store and primary school just a few minutes walk from the property. Bunwell is around 4 miles from Wymondham, a historic market town which has a range of amenities, including a Waitrose and Lidl supermarket. The town is vibrant, known for its medieval abbey and provides good shopping facilities and an interesting array of individual shops, cafes, pubs and restaurants. Wymondham has three primary and two secondary schools with Wymondham Academy and Wymondham College (state day and boarding) both well regarded. The train station lies on the Norwich to Cambridge main line with regular commuter connections to London King's Cross. The nearby A11 gives direct access into Norwich situated approximately 9 miles to the northeast. The city offers further specialist shopping and educational opportunities and is the regional business centre of East Anglia. Norwich provides a main line to London Liverpool Street and has an international airport on the north side of the city.





Property

As the name suggests, the property was formerly a village public house up until the 1980s, before latterly being used for residential purposes. Whilst at present the property is in need of TLC, it does represent an excellent opportunity to transform into a beautiful family home. The accommodation is positively deceptive, as it stretches back down the plot and incorporates a large outbuilding and potting shed (used during its commercial past) and a fantastic clay lump barn, which has full height and great potential to convert (subject to relevant planning investigations).

Outside

The rear garden is mature and overgrown in parts, with shrubs and hedging to the borders. Driveway to the front extends down the side of the house, catering for several vehicles.

Agent note:

The property has been the subject of an insurance claim initiated by the sellers. The claim is in connection to the structural adequacy of the front section of the house. We advise all interested purchasers carry out their own survey investigations to ensure satisfaction on this aspect prior to instructing conveyancing solicitors.

Services

Mains water, drainage and electricity are connected. Whilst there are radiators throughout, the heating system has been disconnected.

How to get there

W3W///agree.situated.establish

Viewing

By appointment with TW Gaze.

Tenure: Freehold.

Council Tax Band: D


Important Notice

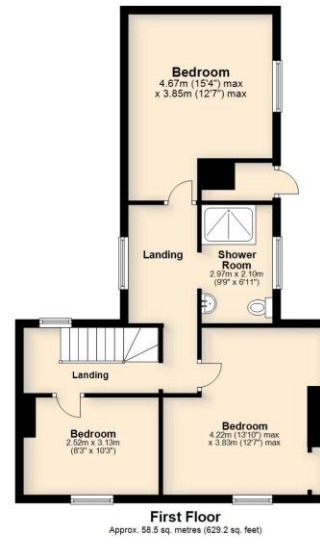
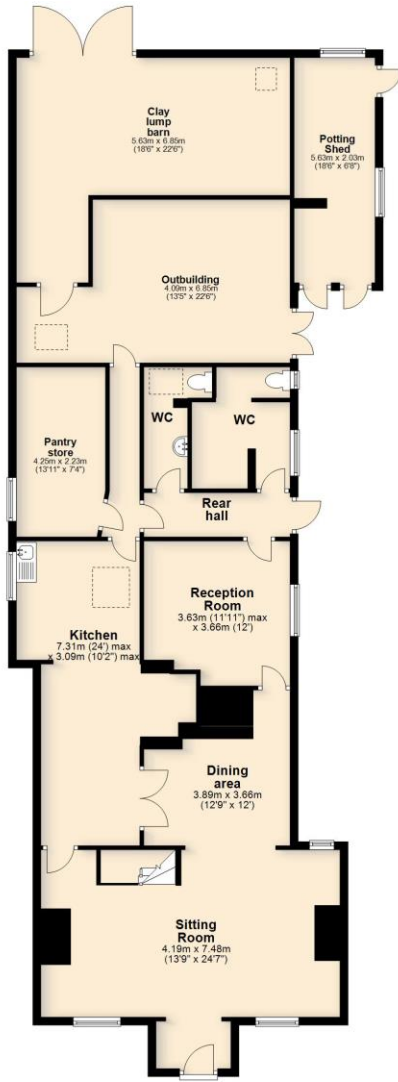
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G	17	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 236.9 sq. metres (2550.2 sq. feet)

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