

Barnham, Thetford, IP24 2PL

CHEFFINS

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IP24 2PL

- Georgian Farmhouse
- Six bedrooms
- Three reception rooms
- Spacious enclosed rear garden
- Driveway and parking for several cars
- Outside storage buildings
- Store room can be used as garage nearby
- Large family bathroom with walk in airing cupboard

6 3 3

£2,900 PCM



A substantial and characterful Georgian farmhouse offering over six bedrooms and an abundance of versatile living space ideal for family life. This impressive home combines period charm with generous proportions, featuring three reception rooms, a spacious kitchen with appliances, utility and boot room, study, and a large family bathroom and en-suite facilities.

Externally, the property benefits from a spacious enclosed rear garden, driveway and parking for several vehicles, and a range of outside storage buildings, including a store room suitable for garage use.

Positioned in the well-connected village of Barnham, between Thetford and Bury St Edmunds, and close to Thetford Forest, the property offers a superb balance of countryside living and commuter convenience.









LOCATION

Barnham is a well-connected village in the heart of the Norfolk countryside, perfectly positioned between Thetford and Bury St Edmunds. Surrounded by open fields and woodland, including the nearby Thetford Forest, the village offers a peaceful rural setting while remaining convenient for commuters and families alike. The village benefits from its own railway station with direct links to Cambridge and Norwich, making it ideal for those needing easy access to larger towns and cities. The A11 is also within easy reach, providing straightforward road connections towards Newmarket and beyond. Barnham itself has a friendly community feel, with local amenities including a village shop, primary school, and traditional pub. A wider range of shopping, leisure and educational facilities can be found in nearby Thetford, along with riverside walks along the Little Ouse and extensive outdoor activities in Thetford Forest. Combining countryside tranquillity with excellent transport links, Barnham is a highly desirable location for tenants seeking a balance between rural charm and everyday convenience.

INNER HALL
serving hatch.

PANTRY
with door to rear, window to side and shelving.

ENTRANCE
stairs to first floor.

SHOWER ROOM
3 piece suite comprising of low level WC, handbasin, large shower cubicle and window to side aspect.

FAMILY ROOM
window to front, French doors to rear, solid panel wooden shutters.

DINING AREA
with storage cupboards, window to side and working fireplace.

INNER HALL
with storage cupboard.

LIVING ROOM
fireplace, windows to front and side aspect and solid wooden shutters.

KITCHEN
offering a range of wall and base units, window to side, butler sink with taps, integrated hob with extractor over, integrated oven, space for double fridge freezer and dishwasher.

EN SUITE
with suite comprising of low level WC, pedestal handbasin and fully tiled shower cubicle.

UTILITY ROOM
with sink, washing machine and dryer and ceiling mounted clothes air dryer.

BOOT ROOM
with door to side and coat hooks.

BOILER ROOM
housing oil fired boiler and window to rear.

STUDY
window to side aspect.

FIRST FLOOR

MASTER BEDROOM
with window to front and side aspect.

BEDROOM TWO
window to front aspect.

BEDROOM THREE
window to front aspect.

PART EN SUITE
with suite comprising of low level WC and handbasin.

BEDROOM FOUR
with window to side aspect.

STORE
A generously sized store room located close to the property, offering excellent potential for use as a garage. The space is easily accessible and provides secure, practical storage for vehicles, bicycles, or larger equipment.

BEDROOM FIVE
with window to side and small storage cupboard.

BEDROOM SIX
with window to side aspect.

FAMILY BATHROOM
with 4 piece suite comprising of low level WC, handbasin, heated towel rail, window to side, large shower cubicle, bath and large airing cupboard housing water tank.

HALLWAY CUPBOARD
with window to side.

Letting Agents Notes
Deposit -£3346.00
Holding Deposit - £669
EPC - E
Council Tax - G
Square Footage -4219.45

Please note that the cellar and attic are accessible for storage purposes only. They are not intended for habitable use. Access and use are strictly at the occupant's own risk, and no liability will be accepted for injury or damage arising from their use.

OUTSIDE
There is a sweeping driveway to the front of the property, providing ample off-street parking, with an additional gravelled driveway to the side offering further parking space. Power and lighting are installed in the storage sheds. A small patio area sits just off the French doors from the family room, leading out to spacious gardens bordered by mature trees and established shrubbery and enclosed all the way round the garden so suitable for pets.











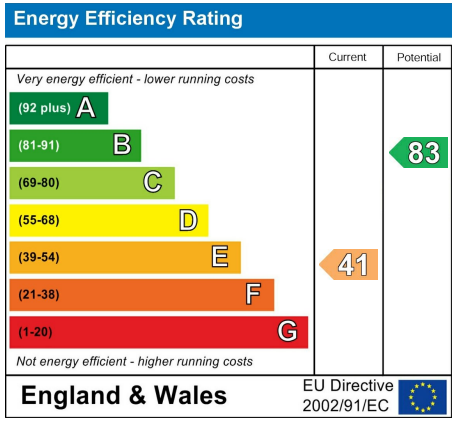




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Council Tax Band - G

Local Authority - West Suffolk council










GROUND FLOOR
1001 sq.ft. (175.7 sq.m.) approx
STUDY
14'5" x 11'0"
4.46m x 3.26m
BOILER ROOM
12'1" x 12'2"
4.89m x 5.42m
BOOT ROOM
UTILITY ROOM
10'5" x 11'5"
3.01m x 3.47m
PANTRY
HALL
STORAGE
DINING ROOM
KITCHEN
INNER HALL
BATHROOM
HALL
FAMILY ROOM
RECEPTION HALL
LIVING ROOM
1ST FLOOR
1527 sq.ft. (141.9 sq.m.) approx
BEDROOM 6
14'9" x 10'7"
4.49m x 3.22m
STORE
BATHROOM
14'5" x 8'0"
4.40m x 2.43m
BEDROOM 4
18'0" x 11'4"
5.50m x 3.45m
BEDROOM 5
14'5" x 10'1"
4.40m x 3.07m
HALLWAY
BEDROOM 2
17'6" x 15'6"
5.33m x 4.71m
BEDROOM 3
13'10" x 13'4"
4.21m x 4.07m
BEDROOM 1
17'6" x 14'5"
5.33m x 4.40m



Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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