



Guide Price £550,000

4 Bedroom Character Property for sale

Boundary House 18 Bunwell Street, Bunwell, Norwich



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SALES AND LETTINGS



Overview

A rare chance to restore a true Norfolk original: this characterful former blacksmith's offers 4 double bedrooms, 4 reception rooms plus a home office, and a sunny south-facing aspect that floods the period features with light. Garden, paddock views and versatile outbuildings complete the lifestyle.



Key Features

- Chain Free
- Characterful 4-Bedroom Detached Home
- South-Facing Secluded Garden Plus Paddock - Set within Approx. One Acre
- Four Reception Rooms Plus Office
- Ground Floor Cloakroom and Utility Room
- Attached Extensive Double Garage with Conversion Potential
- Period Outbuildings include Carport, Workshop, Stable and Store
- Quiet Village Location 12-Minutes South of the Market Town of Wymondham





Welcome to Bunwell, Norfolk, NR16. This charming village has deep roots dating back to the 12th century. Here, you'll discover this hidden gem brimming with opportunity, solitude, and endless potential to craft your dream lifestyle.

This characterful 4-bedroom detached house tells a story that began in the 1860s as the local blacksmith's. Adored as a family sanctuary since 1984, it awaits its next chapter, ripe for refurbishment. Natural light floods every corner of this spacious home, thanks to its enviable south-facing aspect, beautifully showcasing original period features including inglenook fireplaces, exposed beams, and stunning tiled and herringbone flooring. All four generous double bedrooms offer abundant space, verdant views, and that same glorious natural brightness.

With four reception rooms plus a dedicated home office, the possibilities are endless - whether you're dreaming of a grand entertaining space, cosy reading nooks, or that perfect work-from-home setup. Complete with modern conveniences such as the utility room and ground-floor cloakroom, this home's exceptional bones will showcase your interior styling beautifully.

Stepping outside into the secluded, mature gardens framing the paddock views, you have the perfect backdrop for lazy Sunday afternoons, family gatherings, and memorable entertaining. The resident apple trees and greenhouse are further hints of your life that lies ahead.

The outbuildings offer exciting potential: currently set out as a carport, a 11 x 13ft building with stable doors, plus additional workshop space and a small store in the paddock. The driveway, accessed via a wide gateway, comfortably accommodates four vehicles, while the paddock is easily accessible via the driveway and a 5-bar gate - opening up possibilities for horses, a smallholding, or simply more space to roam.

Bunwell perfectly balances village living with practical connectivity. You're just 6 miles from the market town of Wymondham, 4.5 miles from Attleborough, 12 miles from Diss and the historic cathedral city of Norwich, a pleasant 25-minute drive. For young families, prestigious Wymondham College is just 11 minutes away, while excellent transport links to London, Cambridge, and Norwich make this an ideal base for commuters. Aviation enthusiasts will appreciate the proximity to Old Buckenham Aerodrome and Tibenham Airfield, both within 7 miles.

This isn't just a house - it's your gateway to the Norfolk lifestyle you've been



dreaming of. Contact us 24/7 to book your appointment.

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Kitchen-Breakfast Room

14' 11" x 12' 4" (4.57m x 3.78m)

Tiled flooring, two double-glazed uPVC windows, base and wall-mounted units, splashback tiling, two hard-wired ceiling lights, multiple sockets, thermostat, radiator and coving.

Dining Room

13' 3" x 11' 11" (4.05m x 3.64m)

Hardwood herringbone flooring, double-glazed uPVC window, inglenook fireplace with wooden mantle, coving, ceiling light, radiator and multiple sockets.

Living Room

18' 3" x 17' 6" (5.58m x 5.34m)

Fitted carpet, double-glazed uPVC window, exposed brick and beam inglenook fireplace, coving, fitted spotlights, exposed ceiling beams, two radiators and multiple sockets.

Office

18' 3" x 8' 7" (5.58m x 2.64m)

Fitted carpet, double-glazed uPVC window, coving, dual ceiling lights, multiple sockets and radiator.

Sun Room

14' 2" x 9' 5" (4.32m x 2.88m)

Tiled flooring, double-glazed timber framed windows, pitched ceiling with exposed beams, wall-mounted light and multiple sockets.

WC

5' 0" x 2' 9" (1.54m x 0.84m)

Tiled flooring, obscured double-glazed uPVC window, corner wash hand basin with splashback tiling, toilet, ceiling light and radiator.

Entrance Hall

17' 7" x 6' 4" (5.36m x 1.95m)

Hardwood herringbone flooring, exterior door, double-glazed uPVC window, 19th century brass door bell, houses the consumer unit and electricity meter, ceiling light, open staircase and radiator.

Utility Room

9' 8" x 7' 0" (2.97m x 2.14m)

Tiled flooring, double-glazed uPVC window, houses the oil boiler, built-in storage cupboard, multiple sockets and ceiling light.

Bedroom One

14' 11" x 11' 1" (4.57m x 3.39m)

Fitted carpet, two double-glazed uPVC windows, built-in wardrobes, hot airing cupboard, Vanity wash-hand basin with splashback tiling, wall-mounted lights, multiple sockets and radiator.,

Bedroom Two

11' 5" x 9' 5" (3.50m x 2.88m)

Fitted carpet, double-glazed uPVC window, ceiling light, multiple sockets and radiator.

Bedroom Three

11' 5" x 8' 10" (3.50m x 2.70m)

Fitted carpet, double-glazed uPVC window, ceiling light, multiple sockets and radiator.

Bedroom Four

12' 2" x 12' 0" (3.73m x 3.67m)

Fitted carpet, two double-glazed uPVC windows, exposed beam, alcove with wash hand basin and splashback tiling, ceiling light, multiple sockets and radiator.

Bathroom

12' 0" x 8' 3" (3.67m x 2.53m)

Fitted carpet, double-glazed uPVC window, tiled walls, bath, toilet, bidet, shower cubicle and wash hand basin, single towel rails, exposed ceiling beam, radiator and spotlights.

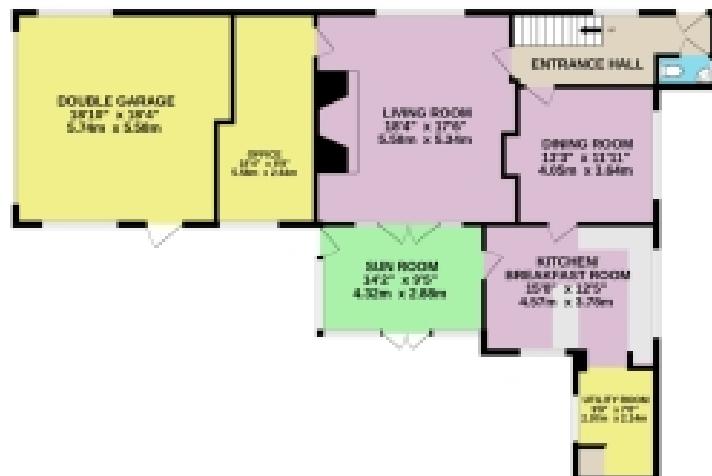
Landing

11' 11" x 6' 0" (3.64m x 1.83m)

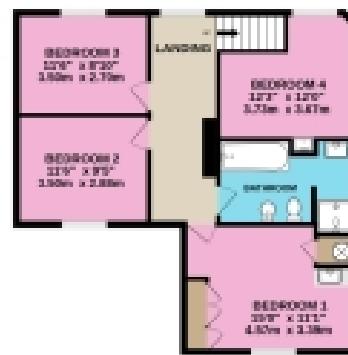
Fitted carpet, double-glazed uPVC window, ceiling light, radiator and loft access via steps carved into the chimneybreast.

Floorplans

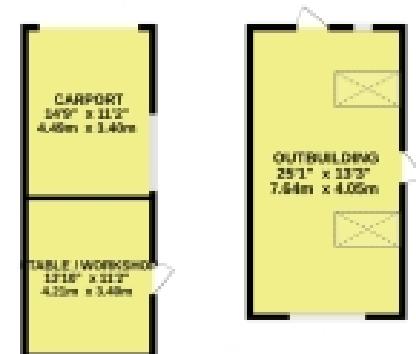
GROUND FLOOR
1295 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



2ND FLOOR
711 sq.ft. (65.0 sq.m.) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA : 2805 sq.ft. (260.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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