

## Colls Farm, Silfield Road, Silfield, Wymondham, Norfolk

Offers In Region Of £1,400,000

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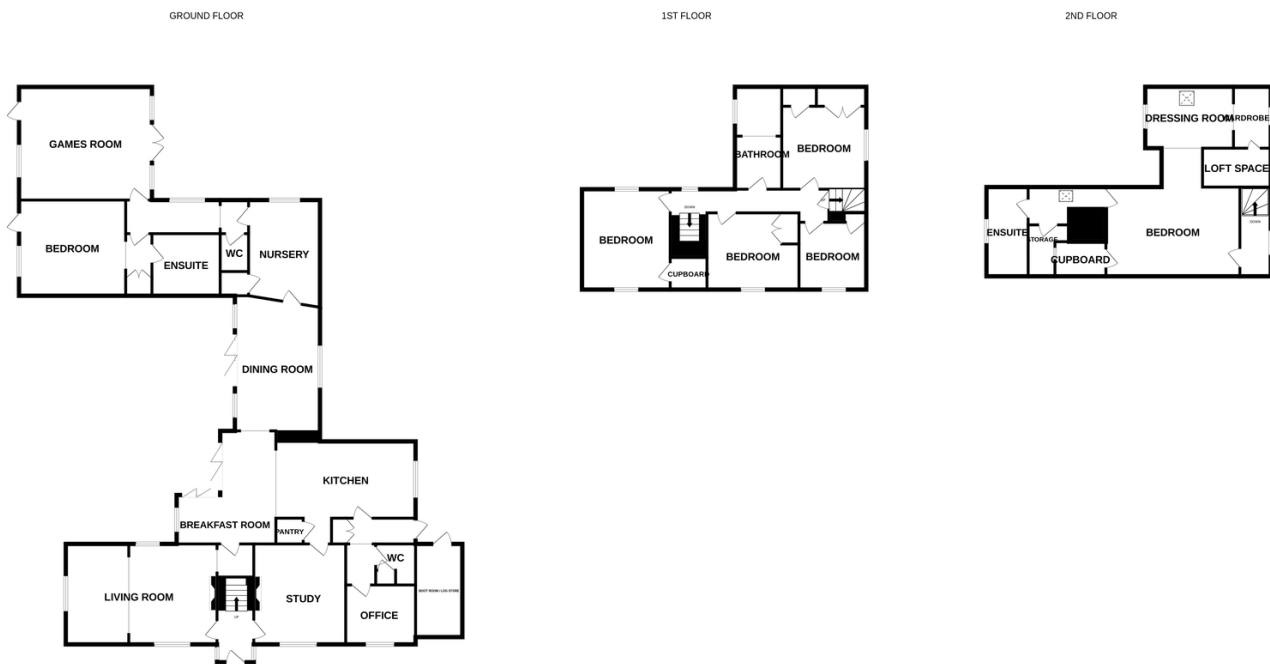


Moneyproperties proudly present Coll's Farmhouse, dating back to the early 18th century with later additions in the 19th and 20th centuries, is a Grade II listed property that retains a wealth of original features, such as exposed timber beams and open fireplaces, highlighting its architectural and historical importance. In the past decade, the farmhouse has been thoughtfully updated, creating modern spacious family living areas while still offering potential for further extension. (stpp).

**Tenure: Freehold EPC: Not Required Council Tax: F**

## Key Features

- Grade II listed Farmhouse with approximately two and a half acres (stms)
- The property has been extended recently to provide bedrooms six / seven and a games room
- Planning permission granted for five bedrooms (ensuite) B&B, so possible to add 4 further bedrooms
- Open field to the side of the property ideal for entertaining or business opportunities
- Viewing strictly by appointment through Moneyproperties to fully appreciate the charm and modern touches of this unique property
- The property has been significantly modernised and extended over the past ten years
- Offering approximately 3600 sq ft of living space with potential to convert more outbuildings
- Beautiful well presented gardens and patio areas surround the Farmhouse
- Original farmhouse dates back to the 18th century and has a wealth of original features
- See our full online listing for further details including flood risk, broadband speed and other material information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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