



## Willow Farm Pye Lane, Southburgh

Guide Price £700,000



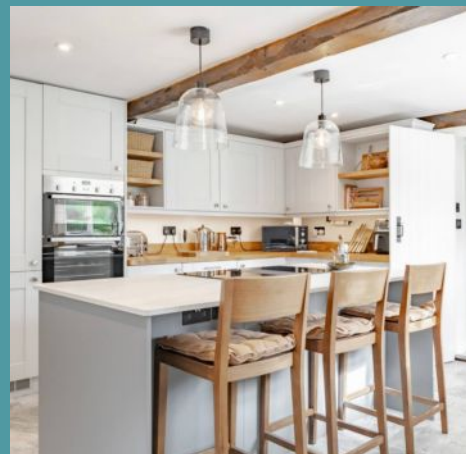
# Willow Farm Pye Lane

Southburgh, Thetford

Guide price £700,000-£750,000 Set within over two acres of landscaped grounds in the rural village of Southburgh, lies this historic 16th-century Grade II listed farmhouse. It is striking example of English heritage, with a traditional thatched roof, exposed beams and a discovery of an original 17th-century 'Cheese Room' tax sign adds exceptional historic value, rarely found in this region. Extended and enhanced over the centuries, with notable additions in the 1800s and mid-20th century, the home now has a total of 3,064 sqft of accommodation. Highlights include two grand reception rooms, a farmhouse-style kitchen with a central island, four bedrooms, and a luxurious family bathroom. An array of outbuildings, including a double cart lodge with workshop and multiple stores, offer superb potential for further development (stpp). A viewing must take place to appreciate the historic significance and beauty within this home.

Council Tax band: F

Tenure: Freehold







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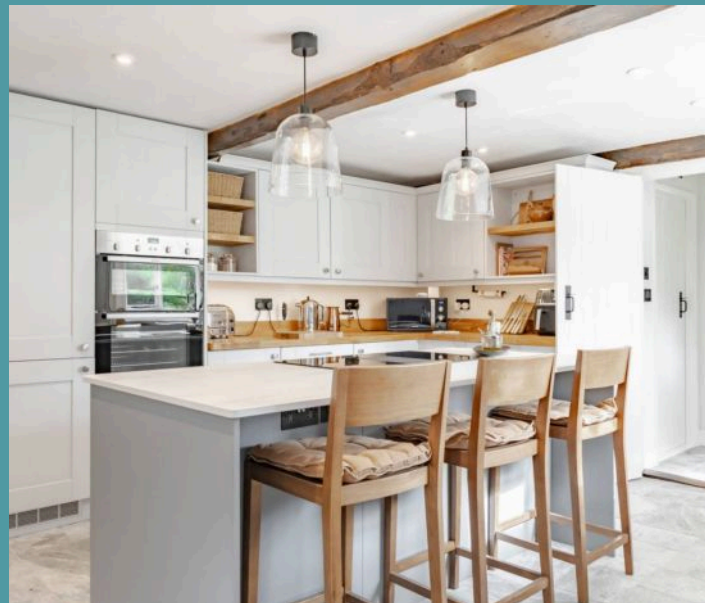
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### Explore the village of Southburgh

Southburgh is a rural village situated in the Breckland district of Norfolk, approximately 15 miles southwest of the historic city of Norwich. Surrounded by scenic countryside and close to the villages of Reymerston, Hingham, and Shipdham, Southburgh offers a quiet setting with excellent access to local amenities and transport links.

Shipdham is situated around 7 miles southwest of Hingham, easily reachable by car in about 15 minutes. It is a charming village known for its historic architecture and vibrant community atmosphere. Hingham offers a variety of amenities

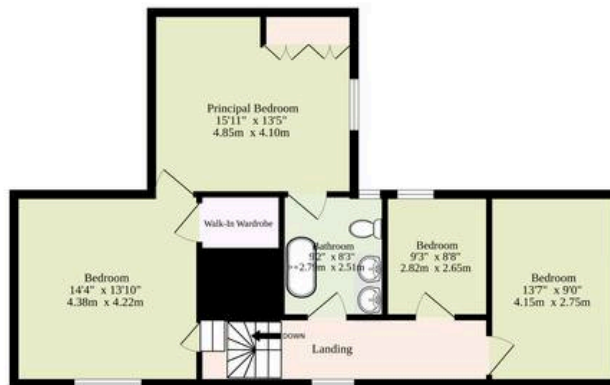




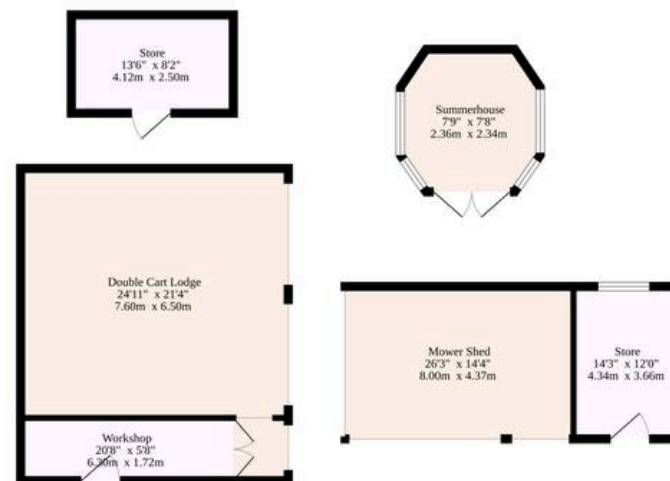
**Ground Floor**  
873 sq.ft. (81.1 sq.m.) approx.



**1st Floor**  
826 sq.ft. (76.7 sq.m.) approx.



**Outbuildings**  
1366 sq.ft. (126.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3064 sq.ft. (284.7 sq.m.) approx.**

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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