



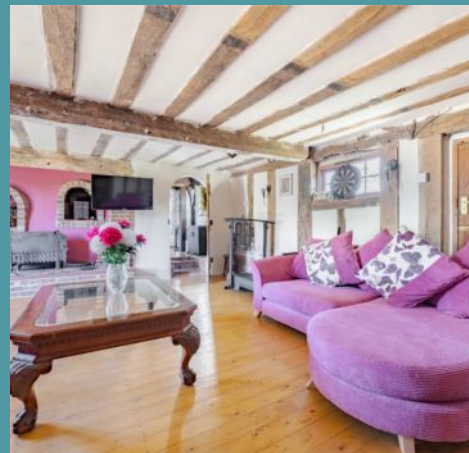
Old Walnut Tree Farmhouse Short Green, Winfarthing

Guide Price £625,000 - £650,000

Old Walnut Tree Farmhouse Short Green

Winfarthing, Diss

Proudly positioned within the scenic folds of the English countryside, this exquisite Grade II listed detached farmhouse is a captivating example of heritage architecture. Dating back to the 15th/16th century, this exceptional home showcases over 3,000 sqft of versatile accommodation spread across three beautifully appointed floors. Brimming with period charm, from exposed beams and brick fireplaces to original tiled floors and oak floorboards, it offers an abundance of character alongside thoughtfully integrated modern comforts. Set within 0.52 acres (stms) of secluded, landscaped grounds, the property also includes a cart lodge, ample parking, and the potential to revive planning permission for a two-bedroom annexe. A truly rare opportunity to own a timeless country farmhouse, rich in history yet perfectly suited for contemporary living.



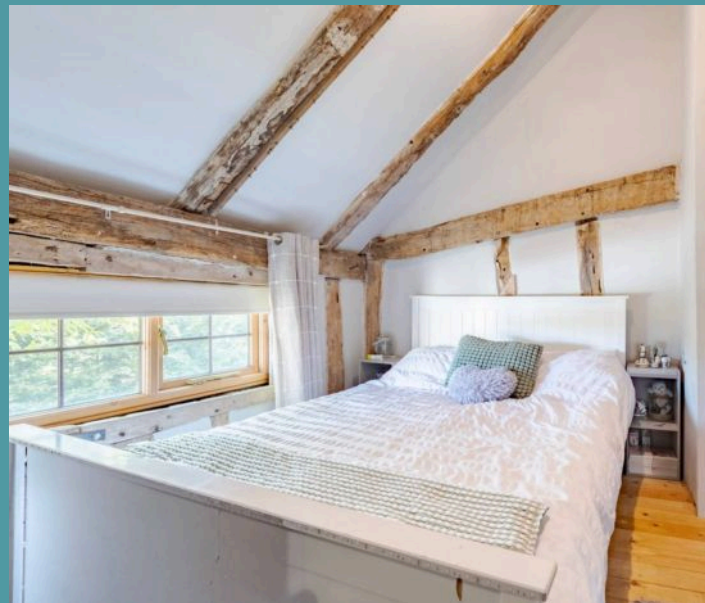


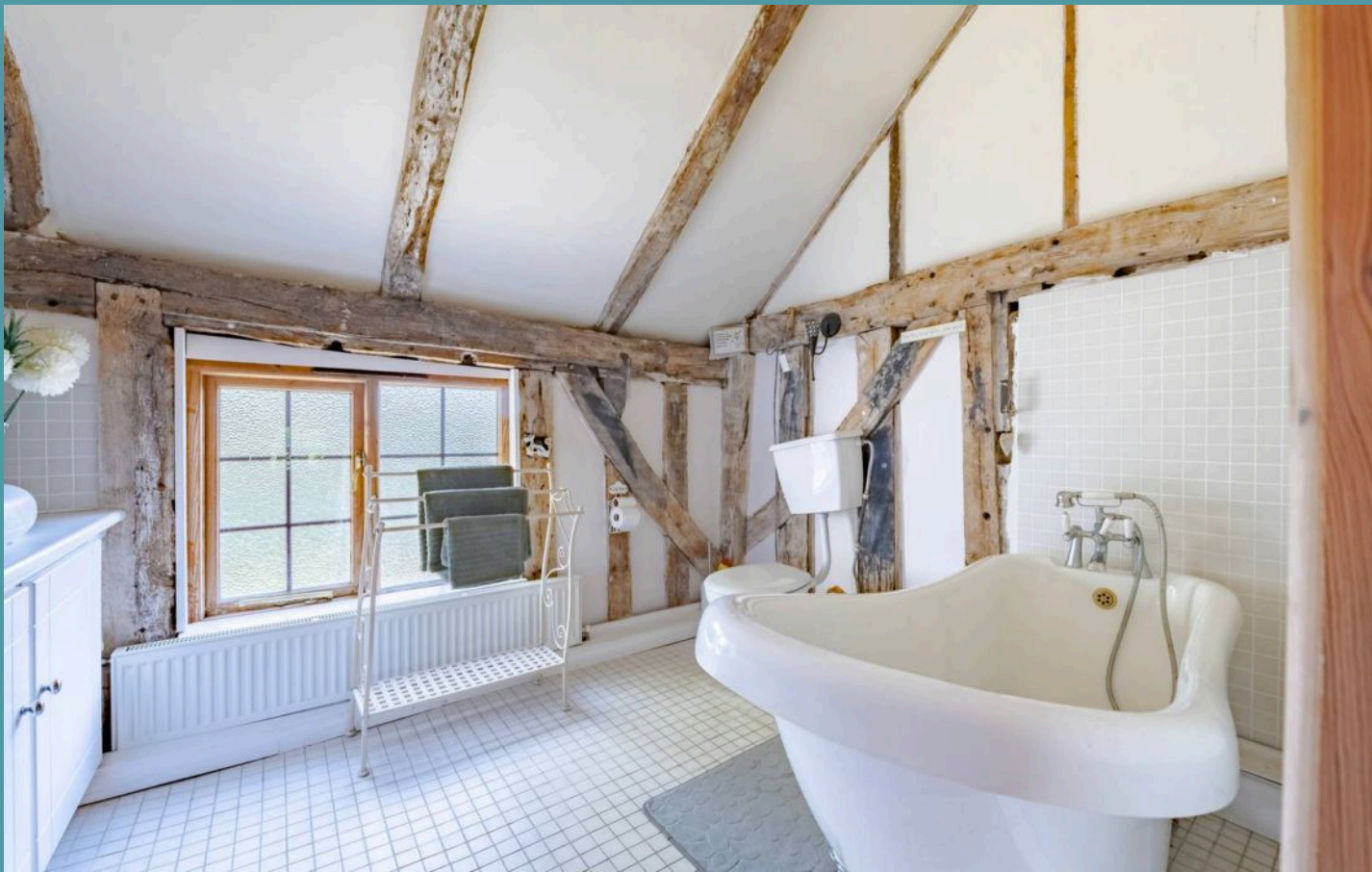
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Winfarthing, Diss

Farmhouse Short Green is located in the quiet village of Winfarthing in Norfolk, offering a peaceful rural lifestyle while still being conveniently connected to surrounding areas. The village itself provides key local amenities, including All Saints Church of England Primary School, a well-regarded local pub called The Fighting Cocks, and the historic St Mary's Church. Though the village no longer has its own shop or post office, a post box remains in the heart of the community.

For a broader range of services, the bustling market town of Diss is just a short drive away and provides everything from large supermarkets and independent shops to a leisure centre, cafés, restaurants, and cultural attractions like the Corn Hall and Diss Mere parkland. Diss also offers excellent educational facilities, including several primary schools and Diss High School, as well as access to healthcare services such as Hartismere Hospital in nearby Eye. Transport links are a key advantage, with Diss Railway Station offering direct trains to Norwich and London Liverpool Street, and good road connections via the A140 and A143. Altogether, this location combines rural charm with practical access to amenities and transport, making it ideal for families or those seeking a balance of countryside living and convenience.





Old Walnut Tree Farmhouse Short Green

Winfarthing, Diss

As you approach, a sense of serene seclusion greets you. A charming bridge leads to the sweeping driveway, which curves gracefully to provide ample off-road parking and access to a traditional cart lodge, ideal for storage or garaging. The striking historic façade, with its soaring octagonal chimneys, immediately commands attention; an architectural statement of enduring elegance and presence.

Step inside, and the home unfolds into a richly textured tapestry of original period features and thoughtful, high-end finishes. Throughout the interior, exposed timber beams, brick fireplaces, oak floorboards, original tiled flooring, and not one, but two authentic bread ovens speak to the home's storied past, while offering warm, inviting spaces to be lived in and enjoyed.

At the heart of this exceptional home is the kitchen/breakfast room, a grand, vaulted space exuding rustic charm and culinary sophistication. Dominated by an impressive inglenook fireplace with a wood-burning stove, it features a central island that comfortably seats ten, making it ideal for informal family gatherings or lavish entertaining. Handcrafted cabinetry, solid wood worktops, a range-style cooker, and high-end integrated appliances including dual fridge/freezers and a dishwasher, complete this exceptional culinary space.





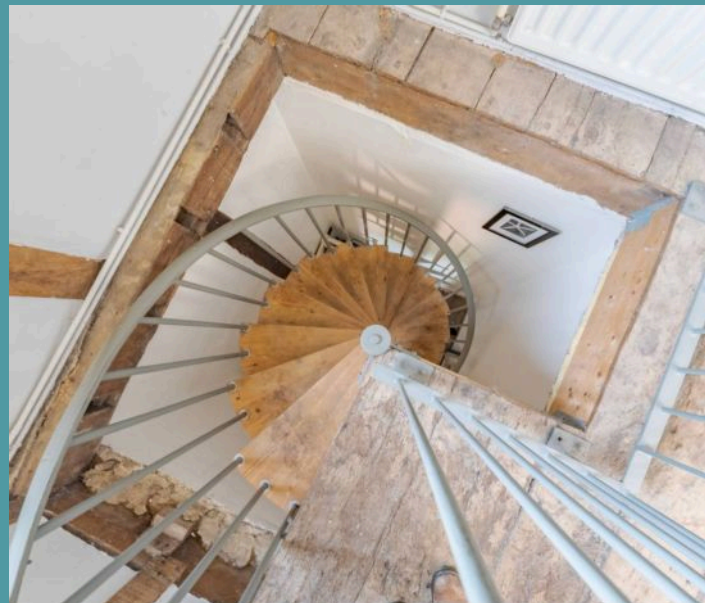
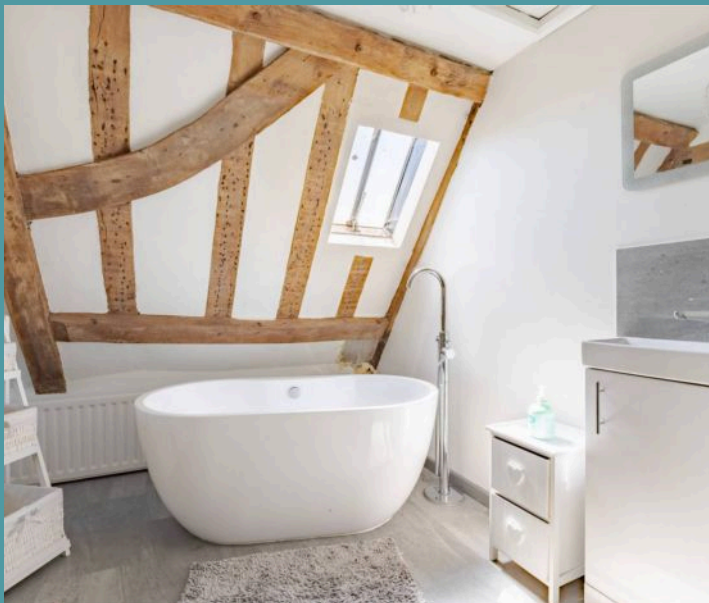
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The ground floor continues with three elegant reception rooms, a sitting room, a formal dining room, and a versatile snug, each individually characterful with exposed beams and inviting atmospheres. A versatile study offers an ideal work-from-home environment or potential playroom, complemented by a cloakroom for added convenience.

Ascending via two staircases, the first floor reveals four generous bedrooms, each with unique charm, featuring exposed brickwork and original timbers. These are served by a luxurious four-piece family bathroom and an additional three-piece shower room, providing comfort and practicality for family and guests.

The top floor, accessed via a beautiful spiral staircase, unveils a magnificent principal suite, a private sanctuary complete with its own luxury en-suite bathroom. Whether used as a master retreat or exclusive guest quarters, it delivers the perfect blend of privacy, comfort, and indulgence.





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Externally, the grounds are a continuation of the home's charm and versatility. Mainly laid to lawn and surrounded by mature hedging and established trees, the garden provides multiple secluded seating areas and ample space for outdoor entertaining or peaceful contemplation. A decked terrace beneath a pergola creates an idyllic al fresco dining spot, complete with a hot tub (available under separate negotiation).

Additionally, the property previously held planning permission, that has now lapsed, for the conversion of an existing stable into a two-bedroom detached annexe, presenting an exciting opportunity for those seeking multi-generational living. With the potential for renewal, this feature could significantly enhance the property's versatility and value.

Agents note

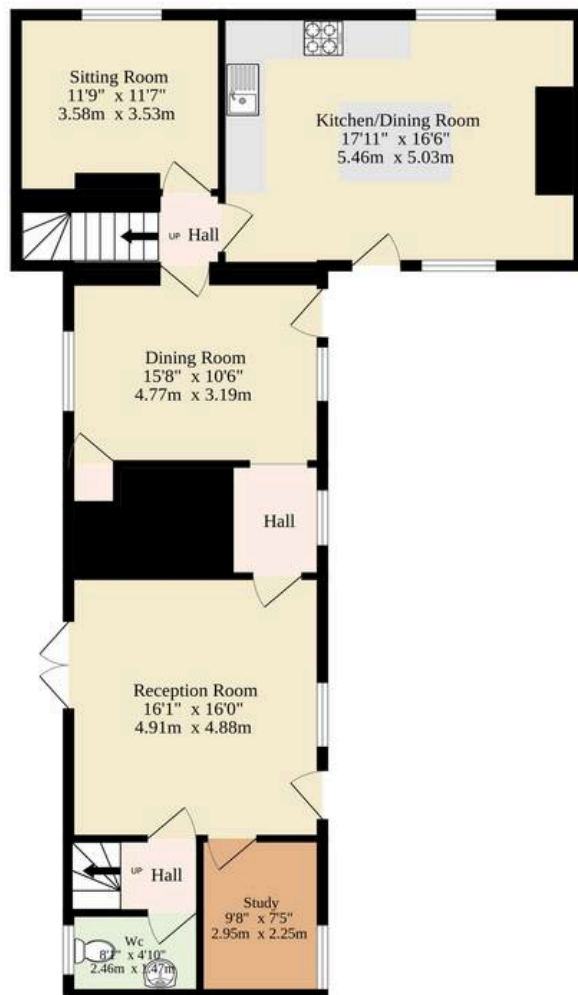
Freehold

Timber frame construction.

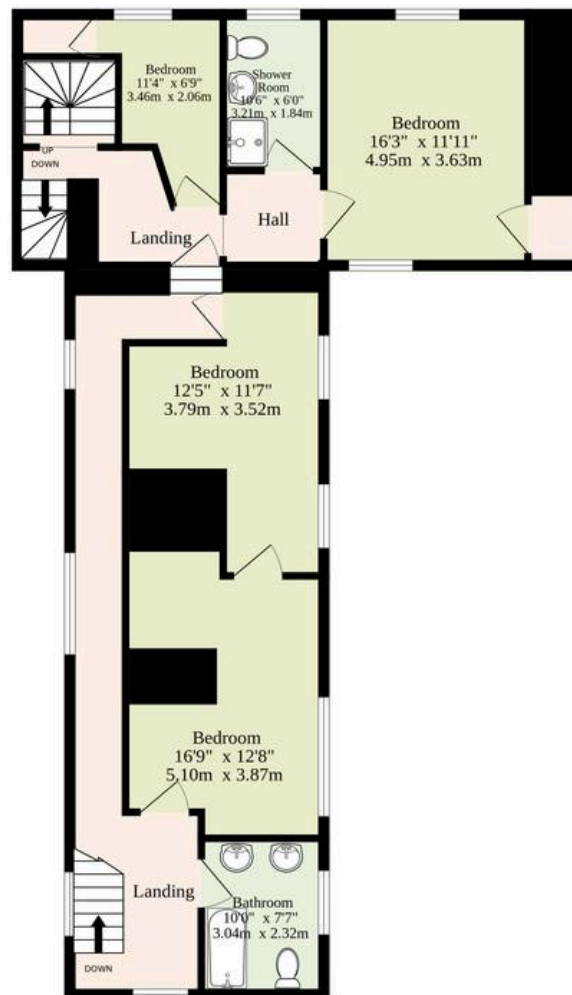
Two heating systems - An LPG combi gas boiler and the cellar houses the oil fired boiler.



Ground Floor
1270 sq.ft. (118.0 sq.m.) approx.



1st Floor
1292 sq.ft. (120.0 sq.m.) approx.



2nd Floor
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2949 sq.ft. (274.0 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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