

SOWERBYS

Norfolk Property Specialists



Church Farm House East

West Church Street, Kenninghall, NR16 2EN

Guide Price £650,000



Viewing by appointment with our
Norwich Office 01603 761441 or norwich@sowerbys.com



CHURCH FARM HOUSE EAST

Church Farm House East is a truly impressive Grade II listed house, located in the heart of the popular village of Kenninghall and is reputed to be the oldest house in the village with origins from 1500.

The house has been sympathetically updated to a high standard with the installation of a handcrafted oak staircase, a stunning bespoke hand-painted kitchen with an electric Aga, oak and granite worktops, fireplace with a Woodwarm log-burner and a fine oak floor. Boasting an abundance of period features throughout with exposed timbers, doors, an impressive inglenook fireplace with a Woodwarm log-burner to the sitting room, excellent ceiling heights and vaulted ceilings to the first floor, this spectacular property is one you must view to truly appreciate all it has to offer.

The accommodation is set over two floors and comprises an entrance hall, which is currently used as a study, a beautiful well-fitted bespoke kitchen/breakfast room, pantry, utility room, cloakroom and sitting room. The first floor serves three wonderful bedrooms, two of which with vaulted ceilings and good sized clothes storage in the principal, a well-fitted modern bath and shower room and a separate storeroom. The top floor serves an impressive, converted attic room with vaulted ceiling and incredible timbers.

Outside, the well-landscaped garden is mainly laid to lawn and also comprises a wide variety of cottage style planting, impressive brick and flint boundary wall, terrace, kitchen garden with greenhouse, summer house and a well-appointed garage with power.



KEY FEATURES

- Impressive Grade II Listed House
- Period Features Throughout
- Handcrafted Oak Staircase
- Exposed Timbers and Vaulted Ceilings
- Three Bedrooms
- Modern Bath and Shower Room
- Garage With Power



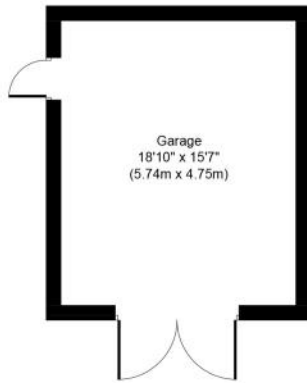






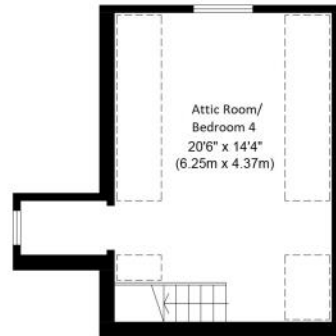
Summer House
13'9" x 9'5"
(4.19m x 2.87m)

Summer House
Approximate Floor Area
131 Sq. ft.
(12.2 Sq. m.)



Garage
18'10" x 15'7"
(5.74m x 4.75m)

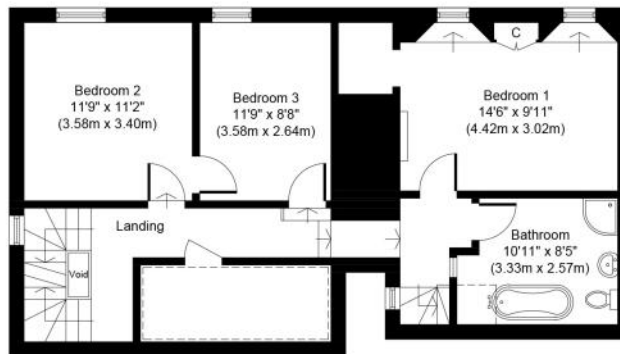
Garage
Approximate Floor Area
294 Sq. ft.
(27.3 Sq. m.)



Attic Room/
Bedroom 4
20'6" x 14'4"
(6.25m x 4.37m)

Second Floor
Approximate Floor Area
319 Sq. ft.
(29.6 Sq. m.)

= Reduced headroom below 1.5m / 5'0"



Bedroom 2
11'9" x 11'2"
(3.58m x 3.40m)

Bedroom 3
11'9" x 8'8"
(3.58m x 2.64m)

Bedroom 1
14'6" x 9'11"
(4.42m x 3.02m)

Landing

Void

Bathroom
10'11" x 8'5"
(3.33m x 2.57m)

First Floor
Approximate Floor Area
(Excluding Void)
787 Sq. ft.
(73.1 Sq. m.)



Entrance /
Study
10'3" x 6'6"
(3.12m x 1.98m)

Kitchen /
Dining Room
19'4" x 18'7"
(5.89m x 5.66m)

Sitting Room
18'2" x 12'10"
(5.54m x 3.91m)

Utility
8'11" x 6'2"
(2.72m x 1.88m)

Ground Floor
Approximate Floor Area
964 Sq. ft.
(89.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

KENNINGHALL

Kenninghall is a charming village filled with rich histories of a regal past. It is thought the name Kenninghall, derives from 'Cyning-Halla,' which translates to King's Hall. The now elapsed Kenninghall Palace was the residency for the Dukes of Norfolk, before Henry VIII seized the stronghold and presented it to his daughter. Historians claim that legendary Queen Boadicea also had links to Kenninghall and may have lived at Candle Yards. The village has two public houses, a well-stocked shop with delicatessen and post office, a doctor's surgery and primary school. The market town of Diss is approximately 7 miles to the east offering a range of amenities and a train station with a 90 minute service to London Liverpool Street. Bury St Edmunds and Norwich by car are both approximately 45 minutes away

SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

AGENT'S NOTE

Works to the house have been: new electric heating system in 2015, a new roof in 2019 and new bathroom in 2020.

Viewing by appointment with our Norwich Office:
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