



'A Wonderful Opportunity Awaits'
Kenninghall, Norfolk | NR16 2AH

FINE & COUNTRY

WELCOME



This is a wonderful opportunity to make this home your own. With some work to do, this Grade II Listed, 17th century, timber framed property has the potential for a stunning period renovation. Located in a sought-after Norfolk village with three floors, six bedrooms and two bathrooms there is plenty of accommodation. Downstairs there are three reception rooms, a spacious kitchen and utility room and a cellar. A good-sized garden completes the picture, certainly one to view.







- Early 17th Century Timber Framed Grade II Listed Home
- Wonderful Village Location
- Situated Close to Village Centre, Shop, Pub, Church and Doctors Surgery
- Some Work Required
- Useful Cellar
- Fine Drawing Room with Inglenook Fireplace
- Spacious Kitchen Breakfast Room and Utility Area
- Two Upper Floors with Five Bedrooms
- Two Bathrooms
- Generous Garden and Off-Road Parking at The Rear

Looking Inside

The property is Grade II Listed and in the centre of the village. It is early 17th century but has been encased in brick in the 18th or 19th century. 'We love this house because it goes back to Tudor times and has a real sense of history.'

The staircases are magnificent. They wind them selves to the top of the house where you can marvel at the amazing architectural designs and beam features. History is alive in this house. The top floor has two sizeable bedrooms that show off the wonderful timbers in this property beautifully.

On the first floor you have another four bedrooms and two large bathrooms. There is flexibility and versatility in how you might designate rooms in this house to meet your family's needs. The first-floor landing is impressive and there is a beautiful stained-glass window which calls out from the past. Two of the bedrooms have open fireplaces, one an inglenook style. This is a house of character and style.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















The entrance hall downstairs gives you access to the reception areas and downstairs cloakroom. The sitting room and dining room both have feature fireplaces. They are rich in beams and dark wooden floors, giving a sense of history and wonderment about days gone by. Throughout this house the timber framed structures are exposed and give amazing insight in the structure of the building.

Downstairs there is a kitchen breakfast area with utility space nearby, the galleried landing visible from downstairs is spectacular and is a centrepiece feature in this spacious family home.

‘Our favourite rooms and places in the house are the super-sized drawing room and dining room and especially sitting by the fireside in winter.’

Exploring the Plot

The house sits in a prominent position overlooking the marketplace in the village of Kenninghall. The rear garden is extensive if somewhat overgrown in places, but the shrubs and trees shape the plot and give it great character.

There is a rear gravelled area behind the house which can be used for off road parking. The pathway winds itself through the garden to the vegetable plots and horticultural space.

This is a garden of possibilities.

‘The garden has so much to offer. The Yew tree is a centrepiece and there lots of spots where you get the sun throughout the day. Fruit trees abound and include pear, apple, cherry and plum. Some of the wildlife you see is amazing – such as deer and the birdlife is stunning, a super pastime in this garden.’

STEP OUTSIDE



In the Area

There are numerous countryside walks, many accessible from nearby. The village benefits from two public houses, a church, village hall, primary school, and a shop. There is a bus that runs through the village, and it is easy to access the train to Cambridge from East Harling or go to London or Norwich from Diss which is nearby.

Shopping and leisure facilities are in abundance in the local area and beyond at Bury St Edmunds, Diss, Ipswich or Norwich.

‘Some of the things you can do here include visiting Banham Zoo which is nearby. Visiting the tea shop is a treat.’

You are not isolated here, there is so much to do and enjoy in this part of the Norfolk countryside.

Agents Notes

Tenure: Freehold

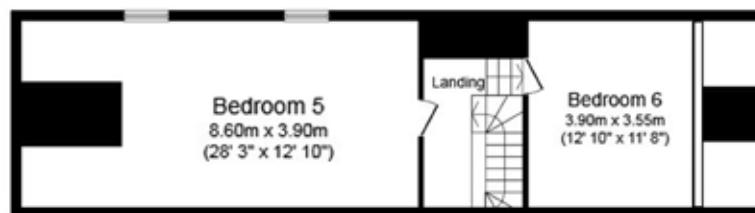
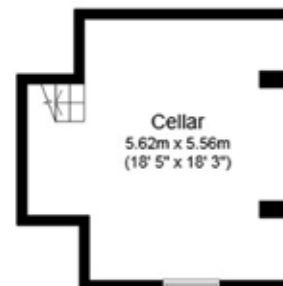
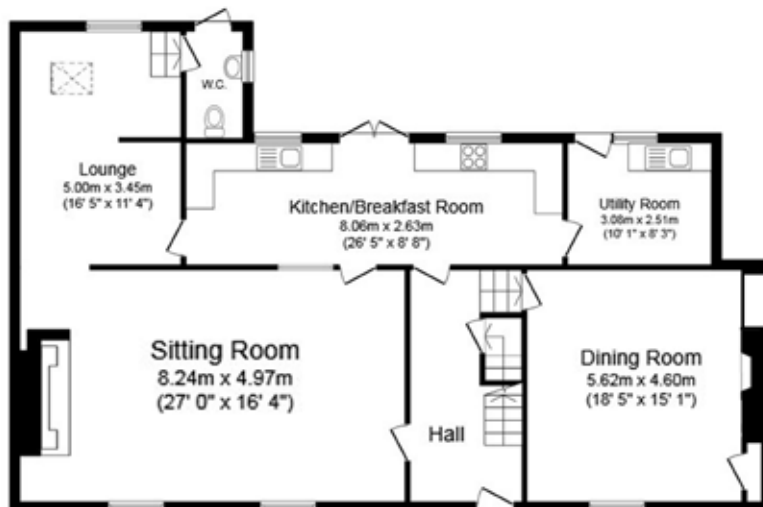
Local Authority: Breckland District Council – Band D

Services: Mains Electricity & Water, Private Drainage. OFCH.

Directions: Proceed from the market town of Diss along the A143 in a westerly direction. Pass through the villages of Roydon and Bressingham. At South Lopham turn right by the White Horse Public House signposted North Lopham. Continue right through the village of North Lopham. At the T junction take a right hand turn into the pretty village of Kenninghall. The property will be found on the left-hand side in the “market place” on the opposite side of the road from the useful village shop.

What 3 Words Location - “invested, handbook, clumped”

Property - DIS4277
 Approx. Internal Floor Area - 3655 Sq ft / 339.6 Sqm



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