



'A Living History'  
Banham, Norfolk | NR16 2EZ

FINE & COUNTRY



# WELCOME



This enchanting medieval hall house is a real hidden gem, with fabulous period features, three generous bedrooms, a drawing room with a handsome fireplace and a charming Parterre garden. The property sits in a great location in the heart of a popular, rural Norfolk village within close proximity to the busy market town of Diss.













- Very Fine Grade II\* Period Home
- High Status Home Built Circa 1380
- Stunning Queen Posts in Bedroom
- Magnificent Period Features
- Drawing Room with Handsome Fireplace
- Formal Dining Room
- Fitted Kitchen Breakfast Room
- Three Generous Bedrooms
- Bathroom and Shower Room
- Superb Parterre Garden

Traces of history can be found throughout this wonderful mediaeval house which is filled with fascinating detail and exudes character from every corner. With magnificent oak timbers, carved beams, wonderful fireplaces and latch doors, this house delivers a fascinating window into another time.

Thought to have been built around 1380 for a high-status individual, it's impossible not to think about the history the house has witnessed and the characters who have called this impressive house their home as you consider its architectural idiosyncrasies. There are historic details throughout the property which provide testament to the people who lived in the house previously, as the owner explains "some of the bressummer beams in the property feature carvings, made hundreds of years ago to ward off evil spirits."

Heading into the property through a porch area, there is a generous, triple aspect sitting room to the right. Featuring an abundance of original beams to the walls and ceiling of the room, a cavernous inglenook fireplace with woodburning stove and large oak bressummer, and stone flooring, this room oozes period charm and provides a wonderful space to cosy up in front of the fire.



\* 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.















A spacious formal dining room adjoins the sitting room and is no less lacking in period charm with exposed beams and brickwork. A large inglenook fireplace with a woodburning stove and a heavy bressummer beam graces the room. Next to the dining room is a kitchen/breakfast room which features a range of hand made solid wood cabinetry and worktops. Exposed beams continue throughout this room. The kitchen features an integrated cooker and extractor hood as well as windows commanding views of the garden on three sides. Built in wall spotlights add extra light to the room.

The rooms on the ground floor are completed by a functional downstairs cloakroom with WC and hand basin.

A staircase from the dining room leads to the first floor, which has three spacious bedrooms, a family bathroom, and an ensuite.

The extraordinary master bedroom has magnificent queen posts, a feature of particular architectural significance that contributes to this property's star listing status. The room is dual aspect and the dramatic vaulted ceilings, with exposed beams create a sense of space and theatre to the room, while continuing to remind you of the property's extensive history. The room also features an exposed brick chimney breast.

A family bathroom with a full-sized, wood-panelled bath and over-the-bath shower is located next to the master bedroom. The room has attractive solid oak flooring, a heated towel rail and a low-level leaded glass window providing a view of the garden.

Bedroom two is a warm and inviting space with an open, exposed brick fireplace and double-aspect, low-level windows which look out onto the plot.

Bedroom three is the smallest of the bedrooms, providing a good-sized single bedroom. This room would also work well as a home office. An ensuite shower room is located next door.

The property enjoys a secluded, tranquil position located on a quiet lane. The house is accessed through a set of wooden gates, and there is parking for approximately four cars in a gravelled area to the front of the house. The current owners have worked hard to create a lovely Parterre style garden in front of the house, with carefully designed, symmetrical planting creating a delightful feature that complements the charm of the property's exterior.

The back and sides of the property are lawned, with mature shrubs and bushes planted to provide privacy. This lovely outdoor space would be ideal for al fresco dining during the warmer months.























# STEP OUTSIDE

Banham is a welcoming village with a village hall that hosts a variety of ongoing community events, as well as an active church. Banham Zoo, a popular attraction, is also located here.

Banham is located approximately seven miles north of Diss, a busy market town with a variety of shops and amenities. Diss Station provides frequent, direct rail connections into London Liverpool Street in under an hour and a half. Thetford, about 12 miles away, has a variety of shops and facilities, including supermarkets, restaurants, pubs, a cinema, and an indoor soft play centre. High Lodge, with its forest walks, cycle trails, and treetop adventure courses, is located in the heart of Thetford Forest and is ideal for outdoor enthusiasts.

## Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council - Band E

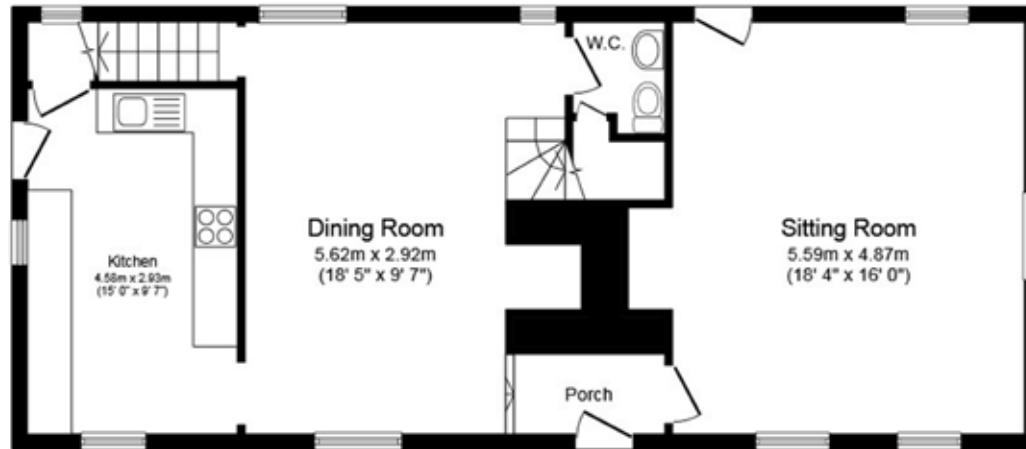
Services: Mains Electricity, Water & Drainage, OFCH (new boiler in 2021).

Directions: Leave Diss on the 1077 signposted Attleborough. Proceed through the villages of Shelfanger and Winfarthing and then, on a tight right-hand bend, turn left and proceed into Banham. On entering Banham turn right into Crown Street and follow Crown Street past Orchard Way and Crown Way on the left hand side and the property will be found on the right hand side set back from the road just prior to the sharp left hand turn signposted Winfarthing.

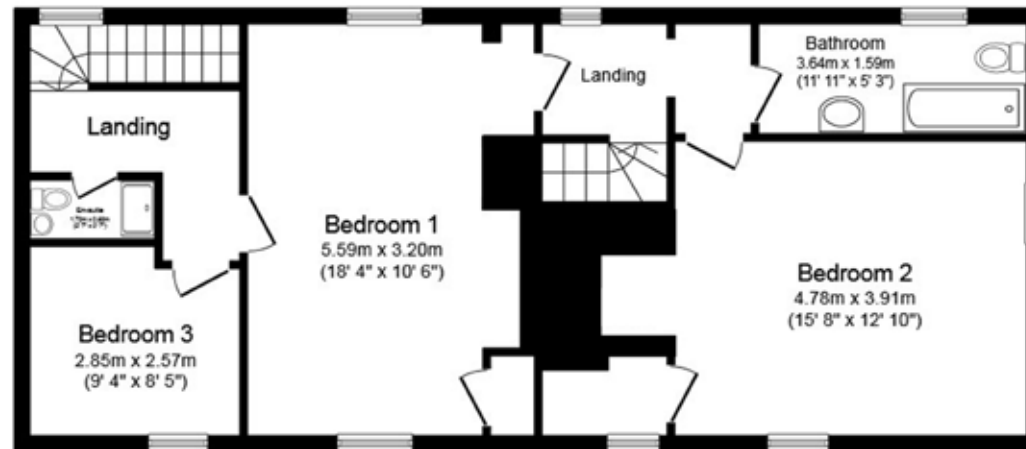
What 3 Words Location - "discussed, allowable, blog"



Property - DIS4321  
Approx. Internal Floor Area - 1628 Sq ft / 151.2 Sqm



Ground Floor



First Floor

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