



THE STORY OF

1 Hall Drive

Honingham, Norfolk

SOWERBYS

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1 Hall Drive

Honingham, Norfolk,
NR9 5AR

-
- Detached Three Bedroom Home
- Unique and Historical Property
- Idyllic Village Setting
- Thriving Community
- Open-Plan Living Options
- Stunning Principal Bedroom Suite
- Selection of Outbuildings
- Driveway and Detached Garage
- Large Wrap-Around Plot
-

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“The double sided fireplace helps the sitting room feel open, yet cosy...”

Back in the early 17th Century, the Jacobean Honingham Hall was among the finest country houses in the region, and boasted a small selection of lodge dwellings to serve the main house. One such lodge is now affectionately known as ‘The Village Lodge’ and now serves as a delightfully unique family home, enjoying an idyllic setting in the heart of a peaceful village.

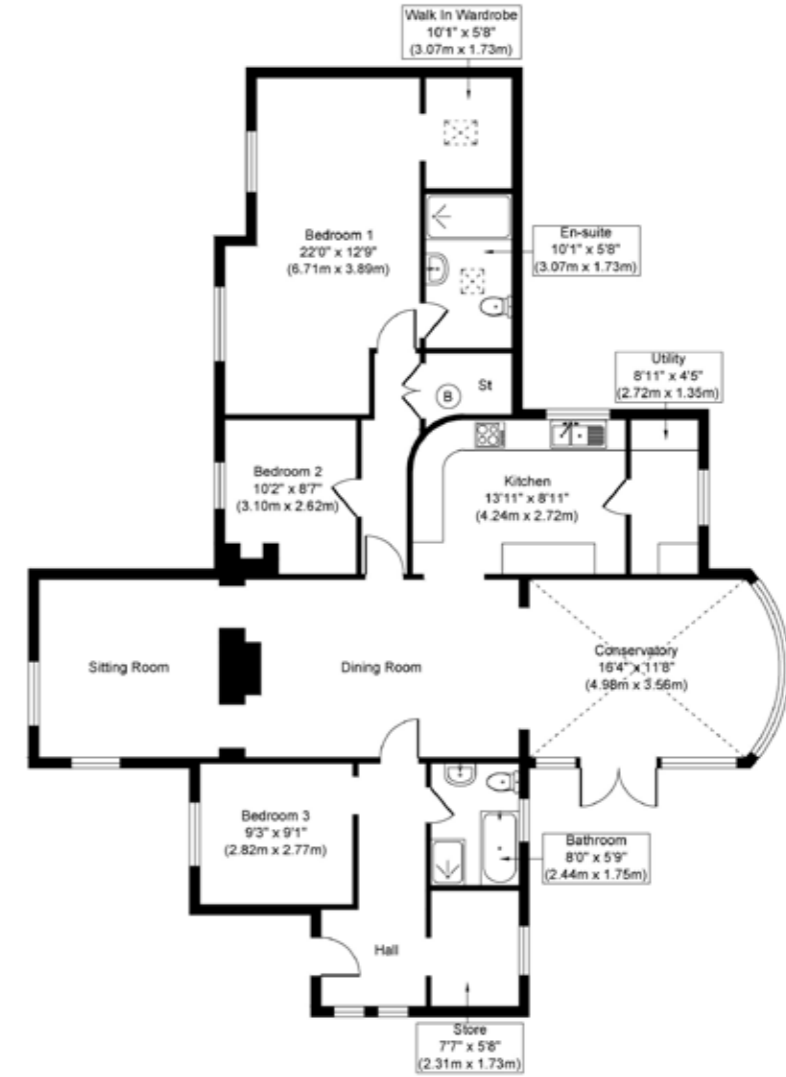
Arranged over a single storey, the highly versatile accommodation is ready to accompany a fulfilling lifestyle for those looking to immerse themselves in the

tranquillity and privacy of a peaceful village setting alongside a thriving sense of community. A welcoming entrance hall carries through the impressive open-plan central reception room. The dining area sits in the middle of this flexible space, flanked by the large conservatory to one side and beyond the striking, double-sided exposed brick fireplace, a seating area provides a pleasant area to relax with views of the wrap-around plot. The modern fitted kitchen blends contemporary clean lines into the home, with handleless cabinetry and a wealth of storage solutions.

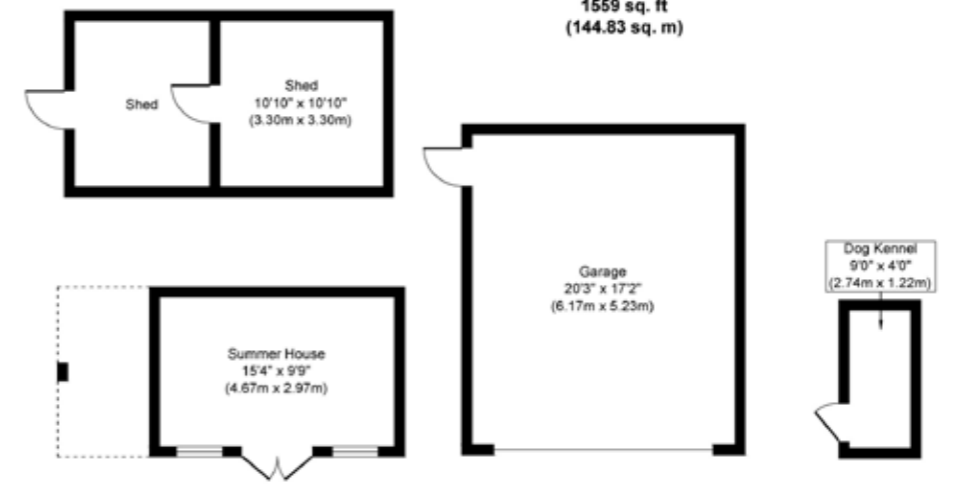




Of the three bedrooms, the extraordinary principal suite boasts lavish proportions and reams of natural light, as well as a large walk-in wardrobe and a well-appointed shower room en-suite. The two further bedrooms are well served by the family bathroom.



Approximate Floor Area
1559 sq. ft
(144.83 sq. m)

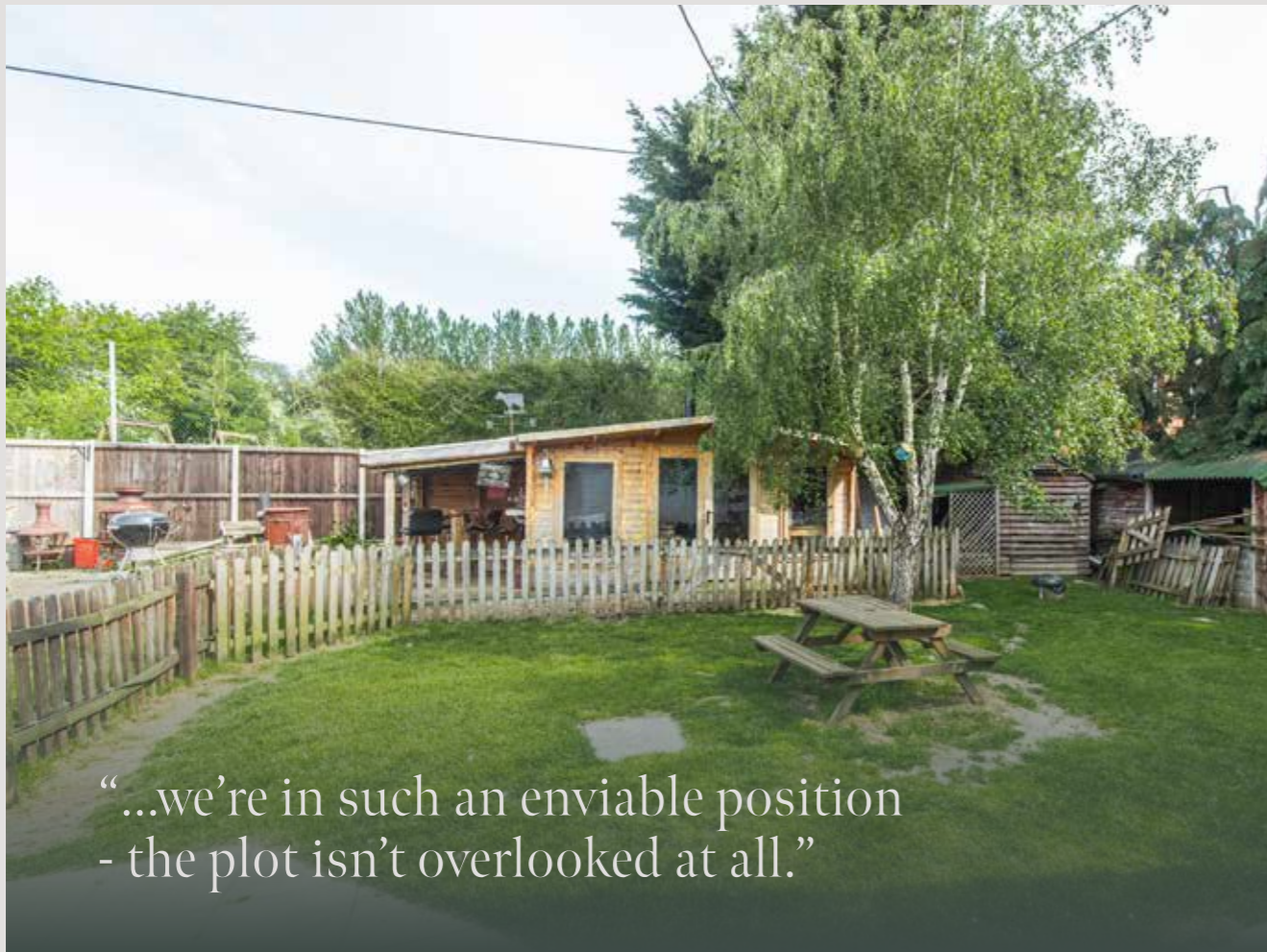


Outbuildings
Approximate Floor Area
649 sq. ft
(60.29 sq. m)

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.



The plot in which this home sits provides an excellent space not only for the family to enjoy in privacy, but also ample room to house the multiple outbuildings. The detached double garage benefits from in-and-out up-and-over doors, whilst a selection of sheds barely impose on the plot. There's even space for a substantial summerhouse complete with its own power supply and wood burning stove. Elsewhere in the garden, multiple sun terraces are perfectly positioned to make the very best of the all day sunshine whilst the rest of the plot is laid to lawn and enveloped by secure fencing in excellent condition.



“...we're in such an enviable position - the plot isn't overlooked at all.”



ALL THE REASONS

Honingham

IN NORFOLK
IS THE PLACE TO CALL HOME



Honingham is a village and civil parish in the sought-after county of Norfolk, located 8 miles to the west of Norwich along the A47 trunk road. The village has a fantastic pub and restaurant called the Honingham Buck, which is highly rated on TripAdvisor. Longwater Retail Park is 3 miles away with a Sainsbury's supermarket and an array of shops including Next and M & S Food. The village is within close proximity to the A47 which leads you to Dereham or Norwich City Centre itself.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

When you've worked up an appetite exploring, Dereham is home to one of Norfolk's best pubs, The Brisley Bell, which has a first-rate menu and a warm welcome which has earned it multiple awards,

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



The Norfolk broads

"It's hard to pick a favourite place - what's not to love about Norfolk?!"

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9209-3016-0205-6572-1204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

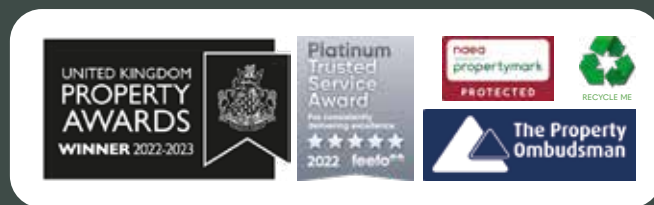
Freehold.

LOCATION

What3words: ///powder.hiring.latter

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