

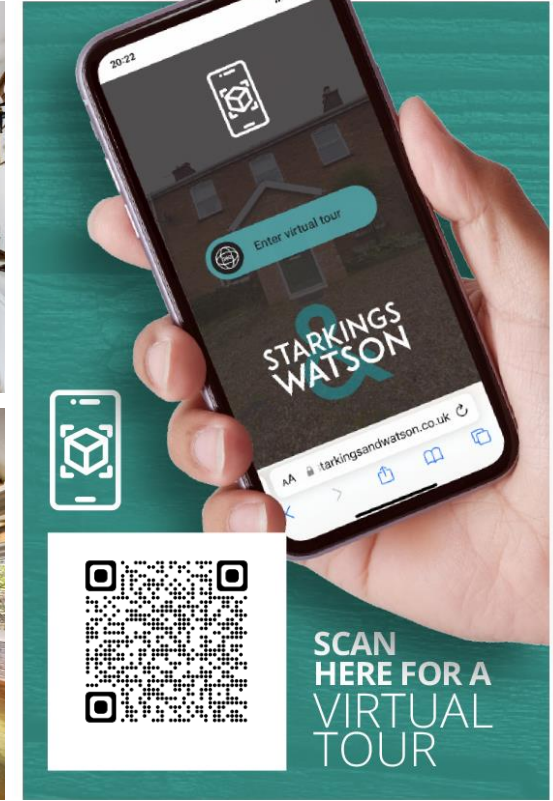
MILL ROAD

Hempnall, Norwich NR15 2LP

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



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STARKINGS & WATSON

- Grade II Listed Detached Cottage
- Approx. 0.37 Acre Plot (stms)
- Driveway to Front & Garage to Rear
- Three Reception Rooms & Study
- Kitchen with Vaulted Ceiling
- Three Double Bedrooms
- Range of Outbuildings
- Private Gardens with Courtyard

IN SUMMARY

Set back from this road, this EXPANSIVE and EYE CATCHING detached 1670's cottage occupies a plot of some 0.37 acres (stms), with over 1240 Sq. ft (stms) of internal accommodation. Grade II Listed to protect the CHARACTER and HISTORY of the property, the internal flow allows for FLEXIBLE ROOM USE, whilst various OUTBUILDINGS offer storage and FURTHER POTENTIAL (stp). With a GRAND INGLENOOK FIRE PLACE to the main sitting room, this warm and cosy feeling home boasts UP TO THREE RECEPTION ROOMS and a STUDY which leads to the rear courtyard garden. The KITCHEN sits under a vaulted ceiling with the modern addition of a VELUX WINDOW for great natural light. The ground floor shower room enables the potential for a ground floor bedroom. Upstairs, THREE BEDROOMS can be found via two sets of stairs, along with the family bathroom. The property benefits from double glazed windows and NEW replacement CENTRAL HEATING BOILER. The GARDENS include a courtyard area with outbuildings, opening to an EXPANSIVE LAWNED AREA with beautiful planting and trees.

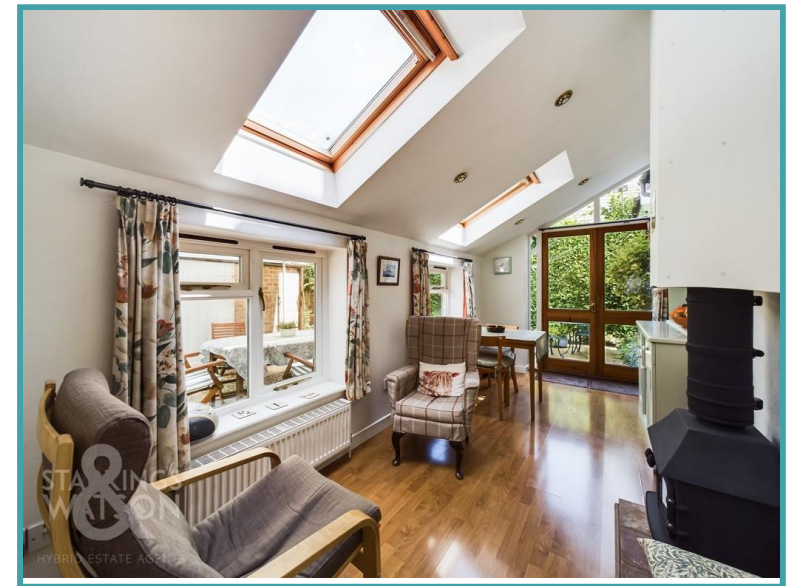
SETTING THE SCENE

The semi-rural village of Hempnall offers the perfect blend of local amenities, but also enables for a private and tranquil setting. The well-manicured front gardens offer a range of planting, and a fully usable garden space, with parking

outside the main entrance. Planning permission has been granted to demolish the garage, giving greater access to the rear garden with increased parking options. To the side of the property, access leads to the garage and outbuildings to the rear.

THE GRAND TOUR

The front stable door offers the perfect entrance, where you can fully appreciate the gardens and internal space. The carpeted entrance hall includes the stairs to the first floor, and bespoke fitted bookshelves underneath. To your right, a door leads to the ground floor study or potential bedroom, with a dual aspect view via the front window and French doors which lead to the rear courtyard. Adjacent is the shower room, where a three piece suite can be found, with tiled splash backs and a range of built-in storage. The sitting room also leads off the main hall, centred on the grand inglenook fire place, with a timber beam and inset cast iron multi-fuel burner with pamment tiled hearth. This spacious but cosy room enjoys views over the front garden, with a door concealing a further set of stairs to the first floor. The next door room is currently used as a dining room, with a range of exposed timber beams. The kitchen and garden room run along the rear of the property, with a vaulted ceiling and velux windows. With multiple uses for seating or dining room, a cast iron gas burner creates a cosy ambiance, whilst low level windows and French doors offer garden views. The kitchen offers a bespoke range of storage with solid wood work surfaces, and glazed display cabinets. With an inset butler sink and integrated cooking appliances, the kitchen is the perfect cottage style design for this home. Upstairs, the main landing leads to two of the double bedrooms, one with a built-in cupboard and the other a dual aspect. The family bathroom is shared by the bedrooms, with tiled splash backs and a rainfall shower. The third double bedroom interconnects and also has its own stairs, with a vaulted ceiling and dual aspect windows.



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THE GREAT OUTDOORS

Extensive private gardens can be found to the rear, starting with a courtyard garden - the perfect space for covered seating. Walled with various outbuildings and mature hedging, various planting and beds can be found. The garage building includes door to front, whilst smaller brick built sheds sit adjacent, providing an opening to the main rear garden. Packed with colour in the summer months, this gardeners paradise will either look after itself and be an ideal family garden, or be the perfect space to continue cultivating. A timber built summer house sits to one corner, whilst a brick-built studio is equipped with power and lighting, whilst being insulated, making this external space ready for use all year round and perfect for those working from home.

OUT & ABOUT

Situated in the village of Hempnall, which is located approximately 20 minutes from Norwich (some 12 miles) and 25 minutes from Diss. Local amenities can be found within the neighbouring villages, whilst Hempnall offers excellent schooling, shops, health centre, garages and village hall. The City of Norwich offers a wealth of amenities and transport links, whilst Diss also offers a mainline railway to London Liverpool Street and Norwich.

FIND US

Postcode : NR15 2LP

What3Words : ///anchorman.obvious.humid

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Planning consent has been granted to demolish the detached single garages and associated garden walls. South Norfolk Council Reference Nos 2024/2108 and 2024/2200, dated September 2024.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (m²)
1244.73 ft²
115.64 m²

Reduced headroom
35.13 ft²
3.26 m²

Ground Floor

STARKINGS WATSON
HYBRID ESTATE AGENTS

