



'COMFORT MEETS CHARACTER'  
Kenninghall, Norfolk | NR16 2ED

FINE & COUNTRY

# WELCOME



Grab yourself a slice of quaint village life with this enchanting detached thatched cottage. This charming property boasts three bedrooms, two generous reception rooms, a pretty garden and a newly renovated bathroom and kitchen - not to mention an abundance of character features. With no onward chain and a particularly motivated seller, this home presents a wonderful opportunity to own a cherished piece of village history.











- Delightful Period Thatched Cottage
- Not Listed
- Pretty Village Location
- No Onward Chain
- Very Motivated Vendor
- Thatch Replaced In 2021
- Two Comfortable Reception Rooms
- Refitted Kitchen and Bathroom
- Three BedroomS
- Pretty Garden, Useful Outbuildings And Off Road Parking

This lovely property shows that cottages aren't just the preserve of story book characters! Offering a delightful blend of old-world attraction and contemporary cosiness, this lovely 17th century cottage possesses an undeniable charm and could easily grace the cover of a Christmas card, or a chocolate box! With a newly thatched straw roof completed in 2021 and a whitewashed exterior, this idyllic home presents a fantastic opportunity for those looking to down shift a gear and embrace life in a historic village.

Much loved by the current owner, who purchased the cottage back in 1988, this property is ready to welcome a new family within its historic walls. Recent updates to the cottage include the installation of a new family bathroom and a fitted kitchen.

There are two large reception rooms on either side as you enter the property. To the right is a generously proportioned room that the current owner uses as a dining room. This room boasts an assortment of exposed beams which traverse the ceiling and walls and add a timeless character to the space, each weathered timber proving testament to the property's rich history.

There is a large inglenook fireplace topped by a substantial bressummer beam and exposed brick surround. Although there is currently no stove within the fireplace, the installation of a wood burner would be a straightforward addition. From this room, a staircase ascends to the first floor.



\* 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 sitting room is equally as distinctive, with original beams creating a unique architectural focal point and showcasing a captivating interplay between past and present. The room is liberally sized, with original studwork providing a partial division to the room while maintaining an open feel. This layout has enabled the current owner to allocate separate functionalities to each side of the room. The room boasts another large inglenook fireplace, with herringbone brick hearth and has been fitted with a multi fuel stove. You can imagine snuggling up in front of the fire and enjoying the welcoming warmth of this room on a cold evening.

The sitting room leads into the cottage's recently updated galley kitchen which has been fitted with a range of modern country-style under-counter and wall cabinets. A large window provides views into the garden and allows plenty of light to flood into the room.

Adjoining the kitchen is a generous utility room. This room requires some modernisation but is a generous size and features an L-shaped arrangements of base cabinets and plenty of room for white goods. The room also provides shelving across two of the walls which affords additional space for storage.

Back through the kitchen is a hallway from which you can access the garden via a stable-style door. The hallway also provides admission to the family bathroom. Recently modernised, this lovely room features a bath with over bath shower and stylish grey splashback tiles. An under-sink cabinet affords storage for bathroom belongings. Ascending to the first floor and you will discover three double bedrooms.

Each bedroom boasts the exposed beams that are seen throughout the ground floor of this timeless cottage. The blend of exposed brick and timbers give a glimpse into the history of the property like a postcard from the past. The bedrooms are warm and inviting and the pretty cottage windows beckon you to explore the view.

The property is located along a country road that runs through to the village of Banham. A pretty, south facing garden to the rear of the property provides plenty of scope for gardening enthusiasts and the cottage enjoys access to off-road parking. There is a large patio area, perfect for enjoying the morning birdsong with a cup of coffee or outdoor dining on a warm evening. The garden has been laid predominantly to lawn with mature trees and shrubs bordering the edges of the garden. A footpath leads from the patio to the bottom of the garden.

Two useful outbuildings provide scope for renovation (subject to the necessary planning permission).

Kenninghall is a small, friendly village situated in the South of Norfolk, close to the Suffolk border, in the triangle between the market towns of Attleborough (7.3 miles), Thetford (12.6 miles) and Diss (8.7 miles). The village enjoys an ongoing calendar of social events and clubs to suit a wide range of interests.

There is a thriving village primary school and a large playing field with hard-surface multi-games area for children of all ages to enjoy. There are also many scenic footpaths and walks around the village for those eager to explore.



# STEP OUTSIDE

Kenninghall boasts a pub offering food and bed & breakfast accommodation. There is also a village shop, post-office and a GP surgery.

For history enthusiasts, the village boasts a captivating Tudor past. It served as a significant country residence for notable figures like Thomas Howard, the third Duke of Norfolk, and esteemed members of the Howard family.

Commuter links into London can be accessed via the popular market town of Diss which offers regular, direct train services into London Liverpool Street in only 90 minutes.

## Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band D  
Services: Mains Water & Electricity, Private Drainage.

Heating system is not functioning currently and will need to be replaced or repaired.

Directions: Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages of Roydon and Bressingham. Upon arriving at the village of South Lopham take a right hand turn just past the village pub signposted North Lopham. Follow this road through the village and into the village of Kenninghall. At the T junction take a right-hand turn into the centre of the village past the village stores and the property will be found on the left-hand side.  
Postcode - NR16 2ED

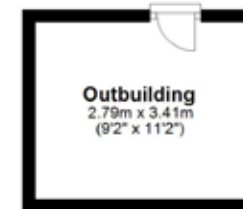
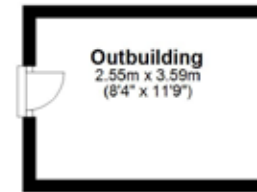
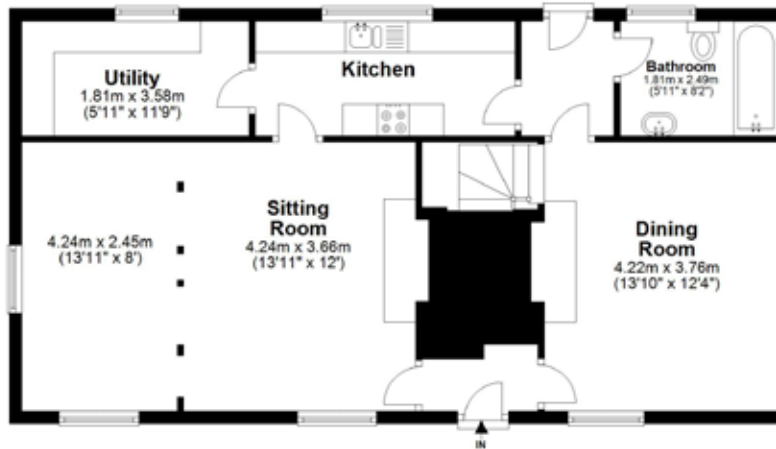
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - darkens.tickling.port

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		←
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	←	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2012/27/EC	



### Ground Floor

Approx. 91.2 sq. metres (982.1 sq. feet)



### First Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 141.1 sq. metres (1518.6 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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