



Heath Lodge
Heath Road | Banham | Norfolk | NR16 2HS

UNLISTED HISTORIC HOME



Here is a rare opportunity indeed – an historic four-bedroom farmhouse and numerous outbuildings, all set in an acre of well-stocked gardens which, it's hard to believe, is not listed. Packed with period features and olde English charm, it delivers all of the history but none of the headache of its listed equivalent. Don't delay your viewing!



KEY FEATURES

- A Beautiful Period Home in the Pretty Village of Banham
- Four Bedrooms; Family Bath/Shower Room
- Three Reception Rooms, Study and a Conservatory
- Masses of Character and Smart, Efficient Aluminium Windows
- Numerous Outbuildings with Plenty of Opportunity for Conversion
- A Large Detached Barn with Office Space Above and a Stunning Architectural Orangery
- Sitting in Grounds of One acre in a Lovely Quiet Rural Location
- The Accommodation extends to 2,943sq.ft
- Energy Rating: F

A visit from The British Archaeological Trust some years ago confirmed that parts of this house go back to the 1400s when it would have been a late medieval hall house and quite a grand residence. Thatched at one time and just a single storey with unglazed mullioned windows, it was subsequently added to over the centuries to become the extensive footprint you see now.

Ancient History

From the cottage gate at the road, a pretty brick path leads to the front of the house where a wide verandah provides a shady spot from which to look down the deep front garden. Entry through the front door brings you into a small vestibule where you can still see on the wall opposite traces of the original staircase (today there is a new staircase in the dining room). To your left is a lovely square kitchen, beams overhead as they are everywhere throughout the house and real panments underfoot here and in the dining room adjacent. Light streams in through the south-facing windows and also via a rooflight where the room was extended a few years ago. There's plenty of space in here now. Fitted units run along three sides and a jolly bright scarlet electric aga sits in the chimney breast, a worthy appliance which heats all the hot water for the house! There is also an alternative electric hob. Next door is a generous double-aspect dining room with a wood-burning stove in the large inglenook. Stairs rise from here to the first floor. Across the entrance hall is a huge sitting room – not far off 2,000 square feet, and further testament to this having once been a grand house. Windows look both front, and back and another wood-burner sits in another huge inglenook – this one with a difference, however, as it also provides heat for the central heating.





KEY FEATURES

Off here is a yet larger family or games room. The full size snooker table currently in here barely registers in the space. This wonderful semi-vaulted and beamed room was created from a former outbuilding, probably a garage. It's a terrific party space with a bar in one corner and built-in benches at one end where internal windows look into the open cart lodge adjoining. The reception rooms continue! Just off this billiard room is a capacious semi-circular conservatory with a brilliantly conceived set of roof blinds which can be individually adjusted to control temperature levels. Also downstairs is a large utility and WC which might usefully be converted into a second bathroom.

First Floor Character

Stairs from the dining room lead to the first floor. Here are three bedrooms, all a decent size and with built-in cupboards and beautiful original wide floorboards – oak in the huge master bedroom and ash, possibly elm, in the other two. A large family bathroom with a luxurious oval tub in addition to the generous shower and twin sinks serves these bedrooms. A much older staircase behind a door – almost certainly once servants' quarters – leads to a fourth bedroom in the pitch of the roof. What teenager wouldn't love it up here?

The Outside

The owners love the large garden with views over fields front and back. Here you'll find heritage apple trees – Beauty of Bath, Adam's Pearmain – as well as bramley's, cox's, conference pears and even a mulberry tree which fruits well. In the centre of the garden, a mighty ash tree supports two swings. There are also yew, hazel and silver birch. You can't miss the magnificent architectural orangery, built by the owner, a wonderful place to sit early and late in the season due its heat retention and currently home to a happy olive tree. The serious tropical horticulturalist should note that the orangery also has underfloor heating. A more common-or-garden greenhouse, though not much smaller, is further down the garden. A picture-perfect brick and flint barn sits at the front of the property – ripe for conversion, some might say, though it's beautiful as it is. It's a huge space, brimming with potential. As if this weren't enough, a long run of additional outbuildings sits to one side. Over the years, these have housed pigs, chickens, horses, and farm machinery. They have also been workshops and storerooms. So whatever you want to do, rear, or store – you're spoilt for choice and will never, ever run out of space for it.





























INFORMATION



On The Doorstep

Banham is a popular and well-connected village with several shops, a church, a primary school, a post office, a green, and even a zoo. There's plenty going on! The Garden House country pub offers food while The Banham Barrel is known for live music events. The Banham Community Centre offers a variety of sports, dance and social events. Further afield, the larger town of Attleborough is a very short drive away, while Diss, with fast and frequent rail services to London and Norwich, is within 20 minutes. Diss is largely believed to originate from dice, a Saxon word meaning standing water or lake, due to the market town being built up around the scenic mere. There is also a wide range of shops, cafes, bars and restaurants as well as supermarkets, garages and schooling all the way through. In the centre of Diss you will find the mere which you can take a stroll around or sit in one of the pubs and look over it and watch the world go by. Diss has many old and historic buildings as well as a weekly market and a monthly farmers market.

How Far Is It To...

The beautiful vibrant cathedral city of Norwich is approximately 18 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport

Services, District Council and Tenure

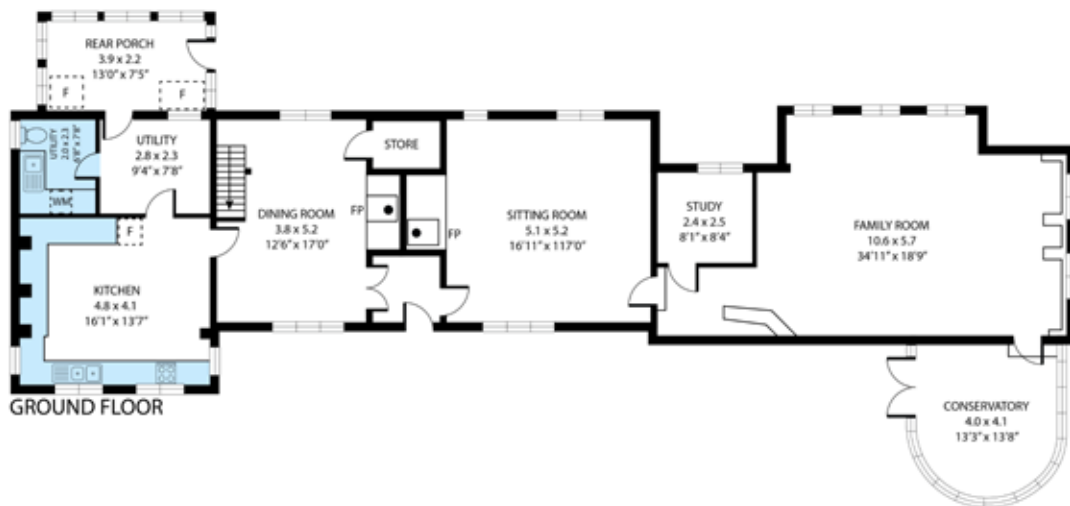
Oil Central Heating, Mains Electricity, Water & Drainage
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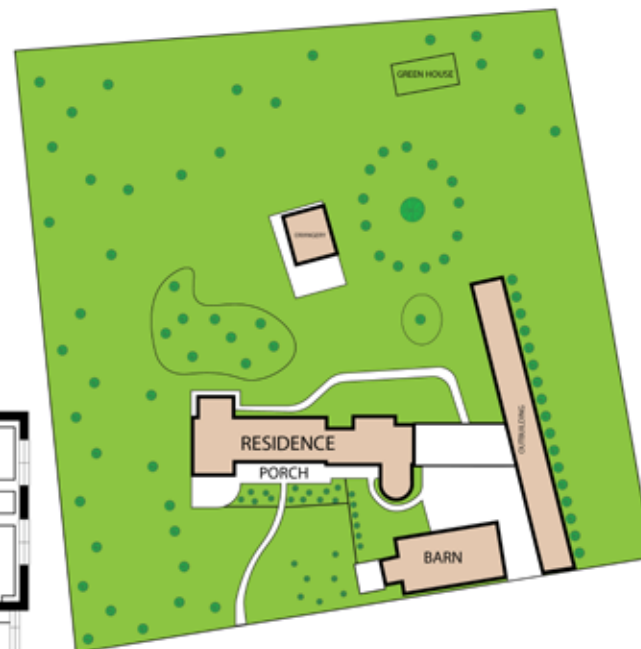
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Heath Road, Banham NR162HR

TOTAL APPROX. FLOOR AREA 273 SQ.M - 2,943 SQ.FT

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Fine & Country Diss
Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

