



Harnser House

Chapel Lane, Shotesham All Saints, Norwich, NR15 1YP

BROWN & CO



Harnser House, Chapel Lane, Shotesham All Saints, Norwich, NR15 1YP

A charming, contemporary six-bedroom family home pleasantly positioned in a delightful setting on the brow of Shotesham All Saints.

Acreage – 1.328 acres (stms)

£1,295,000



DESCRIPTION

Harnser House is a wonderfully appointed family home enjoying an enviable position on the brow of Shotesham All Saints. The property was acquired in 2015 and has undergone a quite remarkable renovation doubling the size of the residence whilst creating a charming, yet contemporary feel throughout. The south facing façade comprised of floor to ceiling glass and Oak pillars interacts beautifully with the wrap around terrace of the property and whether it be from an internal or external aspect, the views across the manicured grounds of 1.328 acres (stms) are delightful.

The property is approached from the side into the main hall providing access to the vaulted 25'4" kitchen breakfast room. This charming space acts as the perfect cook's kitchen with central island complimented by a fine range of integrated appliances, the kitchen is handle-less providing a sleek, contemporary finish whilst enjoying a light and airy feel, with fine views and access out of over the terrace. The kitchen links in well with the dining room, again access is provided out onto the terrace and through to the snug/bedroom 3 and the inner hall; a theme which continues across the southeast façade.

The main sitting/family room enjoys an enlightening, Scandinavian feel with its vaulted ceiling and beams which flow beautifully across this 25'5" room. Sliding doors are arranged

across the centre of Harnser House which open onto the main terrace.

There are a further five bedrooms in total positioned across the northern and southern aspects of the property. The principal bedroom suite enjoys a super en-suite shower room together with a dressing room and a staircase leads up in a mezzanine arrangement to a useful study space; again, bi-fold doors lead out onto the terrace. Bedrooms four and five are equally enchanting, arranged with galleried staircases providing any prospective buyer with a number of options being a dressing room, study or playroom. Further rooms comprise a family bathroom, utility room with boot room, and a shower room.

Harnser House is approached from the west onto an expansive gravelled carriage driveway with a large parking and turning area leading up to the garaging and house. The area is enclosed by hedging offering privacy from the minor road.

The majority of the gardens are to be found in front of the house, bordered by mature trees and foliage. The gardens enjoy many points of interest; particularly, the secret garden with a trail leading through a range of herbaceous flower beds and specimen plants. Beyond is a further enclosed garden which stretches away to the east and circulates around to the rear of the house. The expanse of lawn is substantial, with a number of fine trees within the grounds.

This is a lovely opportunity to live tucked away, with a great deal of privacy in a most desirable village setting.

Services – Private drainage system (Klargester management plant), Mains water, mains electricity. Underfloor heating and hot water powered by air source heat pump.

There are solar panels within the grounds. These feed back to the grid and generate an income. More information can be found through the selling agents.

Local authority – South Norfolk District Council.

LOCATION

The village of Shotesham has around 500 residents and is situated just over 6 miles south of Norwich, a fine medieval city with excellent shopping, schools, cultural and transport facilities. The village has two churches, one pub, and an active village association. The common is an SSSI (Site of Special Scientific Interest) and most of the village is within a conservation area. Its surroundings have excellent country walks. Shotesham is between Stoke Holy Cross, Poringland and Brooke, where there are local shopping facilities and schools. Access to the A140, Norwich Southern Bypass and the A11 and A47 is easy. Train services to London and Cambridge are excellent, and Norwich International Airport is less than 30 minutes distant.



DESCRIPTION

Leaving Norwich on Long John Hill, head under the bridge and continue on the Stoke Road. Follow Stoke Road heading through Caistor St Edmund and onto Norwich Road following signs for Stoke Holy Cross. As you enter the village of Stoke continue past The Wildebeest pub and head through the centre of the village. At the 'Holy Cross Church' take a left turn onto Shotesham Road and continue past The Globe. Take the next left turn onto Chapel Lane and continue up the hill. The house is located on the right-hand side approximately 700m into Chapel Lane.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

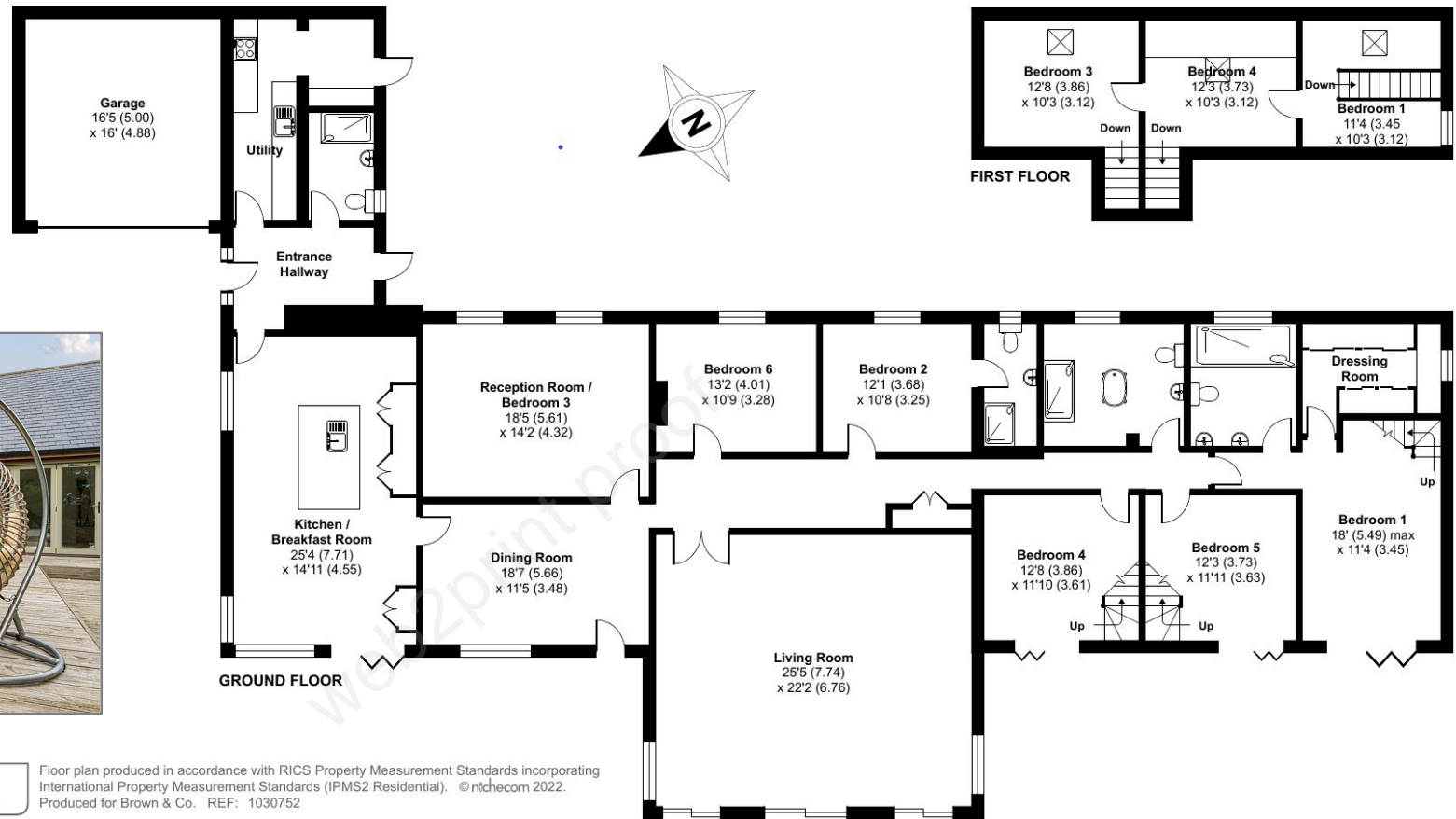


Harnser House, Wolferd Green, Chapel Lane, Shotesham All Saints, Norwich, NR15

Approximate Area = 3874 sq ft / 359.9 sq m (includes garage)

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2022. Produced for Brown & Co. REF: 1030752

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