

Mill Road, Hempnall, Norwich

Guide Price £875,000 Freehold

Energy Efficiency Rating : C

- ✓ Palatial Modern Family House in the Heart of the Village
- ✓ Principal Bedroom Suite & Four Further Double Bedrooms
- ✓ 1.06 acres (stms) Wooded Gardens, Summerhouse & Bar
- ✓ Integral Self Contained 1 Bedroom Annexe
- ✓ Integral Heated Indoor Swimming Pool
- ✓ No Onward Chain
- ✓ Double Garage & Extensive Parking
- ✓ Quality Specification, Energy Rating C



To arrange an accompanied viewing please call our Poringland Office on 01508 356456





### IN SUMMARY

An impressive property of 4245 sqft (stms) recently REFURBISHED and EXTENDED to a high standard with an indoor SWIMMING POOL and a large plot in walking distance of local amenities. A magnificent 10' high first floor reception provides lavish OPEN PLAN LIVING with stunning garden views through a WALL OF GLASS. A 31' long indoor heated SWIMMING POOL downstairs allows all weather exercise and relaxation without leaving the house. A 28' long SELF-CONTAINED ANNEXE has independent access for staff, visitors or relatives, income or additional reception space. All SIX BEDROOMS have fitted furniture. Both kitchens and all four bathrooms feature PREMIUM appliances. ENERGY EFFICIENT, future proof, low maintenance construction and fittings ensure easy operation, low running costs and flexibility.

### SETTING THE SCENE

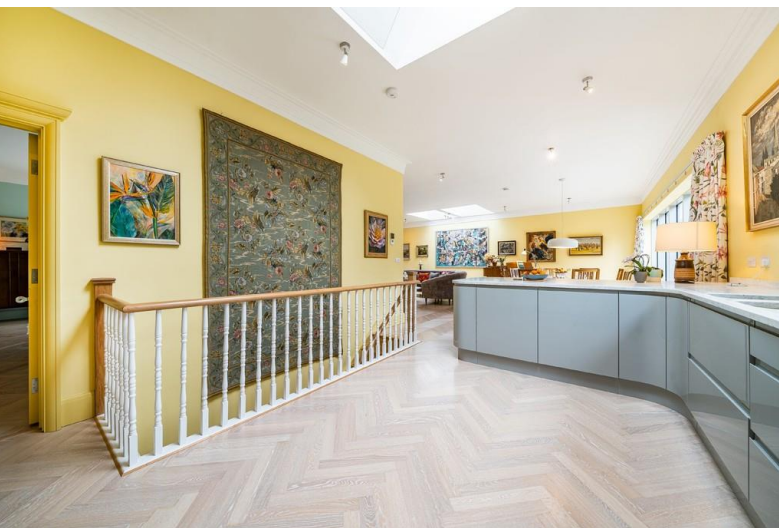
Set back from Mill Road, an ornamental brick façade behind a belt of mature trees overlooks a sweeping gated asphalt drive behind a metal gate. This leads to parking for several cars bounded by a rose bed and mature shrubbery. A double garage with motorized door and glazed cupola has loft storage. A resin bound path through a side garden leads to the annex. A further gate and another side garden leads to the rear gardens.

### THE GRAND TOUR

A Liberty tiled porch leads to a vestibule with a pair of glazed doors into the spacious u-shaped hallway with beech alcove seating and porcelain tiled floor. The pool hall is straight ahead via a wet room lobby with shower and door to the rear garden. Heat recovery ventilation and dehumidification keeps clear the pool hall's triple aspect view of the gardens. The pool itself has underwater lighting, solar panel heating and top-up heating. An oak staircase ascends to the principal living and bedroom upstairs.

The stunning triple aspect sitting / dining room upstairs is arranged as a large seating area around an open fireplace with Edwardian cast iron surround, a study space overlooking the front garden, and a dining area with panorama of the rear garden. This palatial room has a heated floor of herringbone oak woodblock, a corniced ceiling and triple glazed motorised roof lights with awnings. The adjoining open plan high-spec kitchen has contemporary curved gloss cupboards, a sweeping composite worktop, twin sinks, induction hob with hood, twin eye-level ovens, fridge/freezer, wine fridge and a dishwasher. At this upper level the principal master bedroom suite is large and spacious with twin walk-in wardrobes, corniced ceilings and heated woodblock floors, and an en-suite bathroom with luxury six piece suite, rain shower, storage, porcelain marble tiled walls, heated mirror and heated towel rail.







Downstairs the hall continues to the remaining bedrooms, family bathroom, utility and annex. Here four double bedrooms have wardrobes and varnished floors with one ensuite to a four-piece bathroom again with built-in storage, medicine cabinet, heated towel rail and marble tiled walls. A further three-piece bathroom serves the remaining bedrooms again with varnished floor, built-in storage, medicine cabinet and heated towel rail.

Off the hall, the annexe is a dual aspect suite with a study vestibule, a further kitchen (this one Shaker style with walnut worksurfaces) plus a further three-piece bathroom off an independent entrance lobby and wardrobe. Its main sitting / dining / sleeping area has a vaulted ceiling (with a further roof-light and blind), more stunning views of the garden through almost full width patio doors, and a heated porcelain tiled floor which continues into the lobby and bathroom.

Lastly a utility room with sink, worktop, airing racks and white goods space accommodates the house and pool equipment and water softener. Thermal water storage provides economical heating from off-peak electricity and 3-phases provide ample power for future fast/multiple off-peak EV charging. Coaxial and data cabling throughout is ready for the village's connection to fibre optic broadband. Highly insulated construction includes triple and double glazing, aluminium guttering, re-wiring, copper piping, rainwater harvesting and mains drainage.

## THE GREAT OUTDOORS

With over 1 acre of grounds (stms), the gardens are bordered by mature woodland, a younger orchard of over forty indigenous local fruit trees and a kitchen garden. Beside the house a large south west facing terrace offers a commanding view across a central lawn bordered by curved hedges. This sweeps either side of a 40' diameter pond towards a sculpture and a modern summerhouse with further seating, storage, power and light. Through the distant trees this offers another vantage point from which to enjoy the secluded setting by day or night. From the terrace weaves a path of hoggin through a large shrubbery, whilst beside this is a covered bar with Belfast sink and power, and further tool shed.

## OUT & ABOUT

Green Boughs is in the Conservation Area of the popular village of Hempnall which is approximately 12miles south of Norwich and 16miles north of Diss on the A140. 11miles west is Wymondham and 8miles east is Bungay. A short walk away is the bus stop, Hempnall Mill, general store, bakery, doctors surgery, pharmacy, primary school, village hall, tennis courts, football pitch and church. Secondary schools at Framingham Earl (8 miles) and Long Stratton (4miles) are a bus ride away. Off road from the house are country walks to villages nearby. London, Stansted Airport and Cambridge are easily accessed from the A11. Diss is 90mins from London Liverpool Street Station.









### FIND US

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### VIRTUAL TOUR

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







Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

3705 Sq. ft  
344.2 Sq. m

**Reduced headroom**

14.91 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

**GIRAFFE360**

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