



'SO MUCH TO OFFER'
Kenninghall, Norfolk | NR16 2AH

FINE & COUNTRY

WELCOME



Beautifully renovated character home in the heart of a much-loved Norfolk village. This listed property has been updated to a superb standard and offers four double bedrooms, a stunning open plan kitchen, three ensuites, over half an acre of gardens and a separate two storey annexe. Full of character charm and modern features, this beautiful property is a rare find.







- A beautifully finished four double bedroom, fully renovated property
- A separate one bedroom two storey annexe
- A large and social bespoke kitchen dining room
- Original shutters and internal doors
- Brand new oil-fired central heating system and designer radiators
- Living space set over three storeys
- Over half an acre of gardens
- Sought after village location
- An abundance of character features
- Chain free

Preserving History

This stunning Grade II listed property, dating back to 1776, has been expertly and sympathetically renovated to produce a bright, family home that makes the most of its period features - and the results are quite something!

The owner chuckles when asked to run through what work has been completed. "What haven't we done?" he says. "We were keen not to take away from the character and to mix the original with the new. We re-located the kitchen to the rear of the property and added bi-fold doors, moved the study, refurbished throughout (including the windows), replaced all the bathrooms, installed new flooring, added TV sockets in every room, put in a new heating system and designer radiators and redecorated everywhere." This wonderful home has been completely transformed and is a far cry from the artex-heavy 1980s styling that they inherited.

The property is arranged over three storeys, with each as beautifully updated as the next.

The ground floor is bright and sunny, with original beams and exposed brickwork carefully preserved. The flooring has been replaced throughout with large neutral tiles, resulting in a smooth transition from room to room. Original internal doors have been restored and fire-proofed and ground-floor shutters have also been retained.



* 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 Annexe









To the front of the property is a spacious sitting room with a feature log burner, ideal for cosying up during the winter months. Two windows with original split wooden shutters allow you to control the level of light in the room.

The formal dining room is bursting with character and boasts exposed beams and a stunning inglenook fireplace that has been fitted with a flue - ready for a woodburner or open fire. An adjoining reception room would make a perfect home office and there is an adjacent cloakroom fitted with a new WC and basin.

Showstopping Kitchen

The stunning contemporary kitchen/dining room is the showpiece on the ground floor. This open space is bright and sunny, thanks to a striking roof lantern window that channels natural light from all angles into the space below. Bi-fold doors were installed as part of the renovation, leading onto the spacious patio, creating a fantastic entertaining space. One notable design choice was to match the patio with the internal floor tiles to create a seamless indoor/outdoor transition.

The stunning Schmidt kitchen is a cook's dream. Sleek modern units line both sides and handleless cabinets add to the fluidity of the design. There is no shortage of integrated appliances either, with a Neff oven, dishwasher, and wine cabinet. There is also a boiling water tap, useful for ensuring you get the exact amount of hot water you need.

There are two spacious bedrooms on the first floor which are both newly carpeted. Both rooms benefit from ensuite shower rooms with the master ensuite being notably large.

A thoughtful touch during renovation was the addition of a dimming sensor in every bathroom which switches on a low light if you use the bathroom in the middle of the night.

The family bathroom has been designed with care and attention to detail, resulting in an opulent space that is perfect for relaxing. There is a raised freestanding bath for long soaks, and two modern sinks with separate illuminated mirrors eliminate the need for sharing. Not that this is an issue with three ensuite shower rooms! Recessed illuminated shelving provide space for toiletries and the stylish back wall design adds to the sleek aesthetic.

The rooms on the second floor are accessible via two separate stairwells. One is reached via a spiral staircase, while the other is reached via the main staircase. Both bedrooms on this level are generously proportioned with one of the rooms featuring an exposed brick fireplace. The largest bedroom enjoys a stunning ensuite shower room.

Step Outside

On the property is a self-contained one-bedroom annexe. Due to its own outside space and discrete access, this is an excellent opportunity for rental, visiting family, or a multi-generational living arrangement. The annexe is upside-down, with the bedroom on the ground floor and a bright and airy open plan sitting room and kitchen on the first floor. A Juliet balcony overlooks the patio.

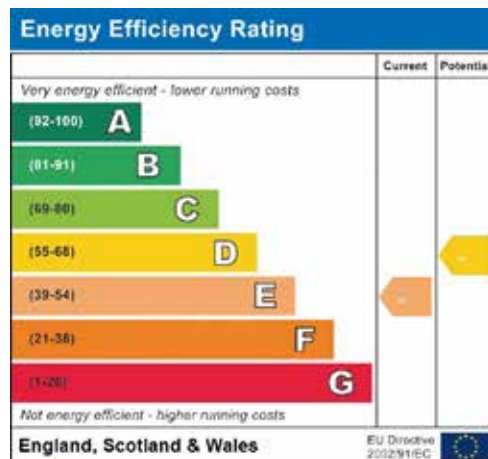
One surprising aspect of this delightful village home is the extent of the outside space. The lovely south-facing garden, which spans over half an acre and is fully enclosed, provides ample opportunity to make your mark. There are mature trees and shrubs, raised beds, and a large lawn with plenty of room for a play area.



STEP OUTSIDE



While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planity



A gateway at the bottom of the garden allows for easy access or the potential for additional parking. Storage is provided by several outbuildings and a double garage.

On The Doorstep...

The sought-after village of Kenninghall enjoys a range of amenities, including a post office, GP surgery, primary school, two pubs and other small businesses. The village is very well placed with access to wider amenities via the A11.

How Far Is It To...

The market town of Diss is located approximately 8 miles away where there are direct train services into London and Norwich. The cathedral town of Bury St Edmunds offers an extensive range of shops and is located 18 miles away.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council - Band D

Services: Mains Electricity & Water, Private Drainage, OFCH.

Directions: From Diss head west on the A1066 towards Thetford. At South Lopham turn right on to Church Road and head North until you meet the Garboldisham Road. Turn right at the junction and head to the centre of Kenninghall. Bay house is next to the village shop.

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- [///purely.towels.likening](http://purely.towels.likening)



Market Place, Keninghall NR162AH
 TOTAL APPROX. FLOOR AREA 2,936 SQ.FT./273 SQ.M

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