



'Extended Character Village Home'  
Kenninghall, Norfolk | NR16 2EP

# WELCOME



A gorgeous four-bedroom, Grade II listed property with an abundance of character features throughout. Set in the peaceful yet active village of Kenninghall, the property boasts nearly an acre of land, a beautiful garden room, a well-fitted kitchen, plus is within a short walk of the village amenities. If you are looking for a stunning character property in the heart of a quiet village, this fabulous thatched house scores on every front.







- A beautiful four-bedroom Grade II Listed Character Property
- Exceptional period features throughout
- A quiet and peaceful village location
- Nearly an acre of land, part woodland (stms)
- A beautifully finished integrated garden room
- Immaculately kept garden with a suntrap patio area
- A garage and parking for multiple cars
- A short walk from the amenities of the beautiful village of Kenninghall
- No onward Chain
- A truly exceptional country property

Several compelling factors drew the current owners to this charming 300 year old property. The location is wonderfully rural yet sits within the heart of a thriving village. The home enjoys an abundance of character features and the location is within striking distance of the market towns of Attleborough, Diss and Thetford. Together these factors combine to create an ideal family home.

The warmth and character that define this wonderful home greet you as soon as you walk in. Exposed wooden beams serve as structural elements as well as a visual link to the property's history. A bright and welcoming atmosphere is created throughout the house by an abundance of light, and the flow from room to room naturally guides you around the ground floor.

The reception rooms are all well-proportioned and bright, with exposed beams and delightful inglenook fireplaces. Each of these fireplaces is equipped with a wood-burning stove, serving as both a captivating centrepiece and a cosy spot to unwind after a brisk winter walk. The three main reception rooms offer tremendous flexibility in their use, providing the perfect canvas for creating characterful sitting areas, cosy snugs or children's playrooms, allowing you to tailor the space to your unique needs and preferences.

The kitchen is spacious and fitted with a range of cream, country-style base and wall units which the current owner has matched with a stylish cream Aga.



\* 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.



















White marble worktops and splashback tiles add to the welcoming cheerfulness of the space and a large walk-in pantry adjacent to the kitchen provides plenty of extra space for bulk items.

A few steps up from the kitchen brings you to the stunning garden room that the current owners commissioned about 5 years ago. They explain, "This is one of our favourite rooms as it gets lots of sun. It was built by a local builder and has a proper roof as well as underfloor heating so it's warm and well insulated. It was important to us to have a room that we could use all year round. We have set a dining table and some sofas out here, so it's a wonderful space for entertaining." With triple aspect windows, and doors leading onto the garden, it's a stunning space from which to enjoy the garden.

There is a large back porch with a row of glass windows and a door that opens into the garden, there are curved steps (echoing the curve of the porch) leading to a patio besides the lawn. The current owners use this as the property's back entrance, and the room serves as a useful storage space for coats, boots, and other outdoor paraphernalia. The current owners have also placed some chairs in this area as an alternative spot to enjoy stunning views of the garden.

A home study overlooks the garden and offers a quiet space to work from home. There is also a ground floor shower room, which completes the rooms on this floor.

Three bedrooms and a family bathroom are located on the first floor. The main bedroom is spacious and has a large, double-aspect ensuite bathroom that was recently updated with two basins, a bath with shower over and underfloor heating.

A well-equipped family bathroom is further along the landing. There is also useful eaves storage, providing practical space for belongings.

This attractive property, tucked away from the road in its own plot, enjoys a peaceful setting, with well-established flower beds and shrubs to the front. The large plot spans nearly an acre of land and includes a charming, wooded area at the back of the garden, which is home to a plethora of wildlife. The property also boasts its own covered well, offering the potential to install a pump system for water saving garden irrigation.

Stepping out from the garden room, a small patio serves as a transition point to the lawn which is accessible via a set of steps. There is an assortment of flower beds with well-established planting. A summer house and two sheds provide useful outside storage.

The driveway provides parking for 3-4 vehicles and there is a single garage with lights and electrics fitted. Space to the side of the garage has been designated for log storage.

Kenninghall is a small, friendly village situated in the South of Norfolk, close to the Suffolk border. The village benefits from easy access to 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 has a pub, The Red Lion, a lively pub offering food, B&B and hosting monthly quizzes and other events to raise money for the 'Kicking Cancer' charity. There is also a village shop, a 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 G

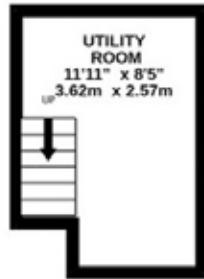
Services: Mains Electricity, Water and Drainage, OFCH.

NOTE: Access to the drive across neighbour's drive (Shared access)

Directions: From Diss head west on A1066 turn right in South Lopham onto Church road all the way up to the turning at Garboldisham road. Turn right into Kenninghall and head down into the village. Turn right onto west church street and head to the top of the hill. The house is on the left.

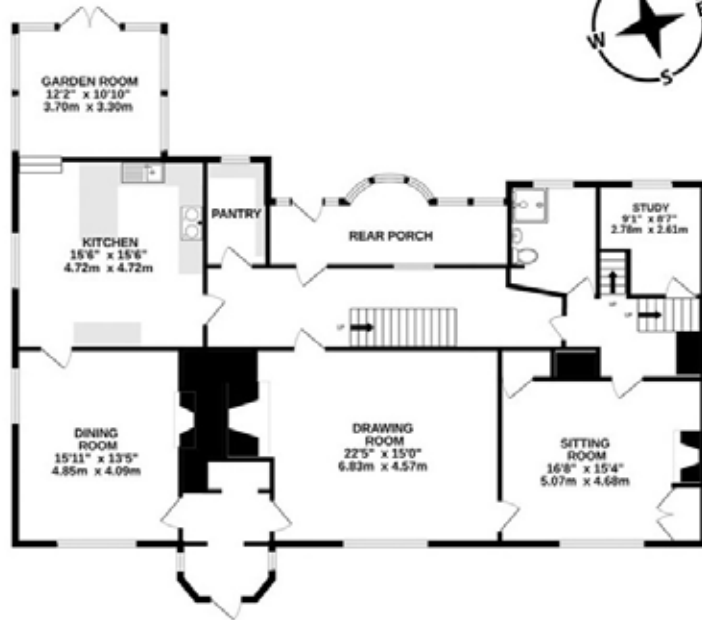
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property ///relaxing.ballooned.pushed

BASEMENT



TOTAL FLOOR AREA : 3196 sq.ft. (296.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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2ND FLOOR



3RD FLOOR



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