



The Old Granary  
Holwerston | Norfolk | NR14 7PH

# YOUR CORNER OF COUNTRYSIDE



“Just a few miles from Norwich, yet feeling a world away, this magnificent former stable and granary sits in around 2.8 acres of land.

Perfectly placed for exploring the countryside, walking the dogs, keeping chickens, or whatever it is you’ve always wanted to do. Ideal for family life and for entertaining, or even for multi-generational living, there’s ample space within, and the property is packed full of character too. Beautiful inside and out, this is one impressive abode!”



# KEY FEATURES

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- A Magnificent Grade II Listed, Former Stable and Granary Conversion in the Village of Holverston near Rockland St. Mary
- Three Bedrooms; Three Bath/Shower Rooms and a Mezzanine Level
- The Principal Bedroom benefits from an En-Suite Bathroom
- Five Reception Rooms including a Study and a Gym
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Original Character throughout with Exposed Brick, Flint and Beams
- Private and Mature Grounds which extend to 2.8 acres (stms) include a Courtyard and a Large Pond
- Double Garage with Plenty of Parking
- The Accommodation extends to 3,531sq.ft
- No EPC Required

If you've always hankered after country living, but you don't want to be far from the city centre, this is the place for you! A glorious conversion that has character in every corner, beautifully updated and improved by the current owners, with sunny gardens teeming with wildlife. Grow your own, keep chickens, camp out on the lawn or build dens – you can do it all and more here.

## Totally Transformed

What today is a stylish and welcoming period home has rather humble origins and began life as a stable block for Holverston Hall. It was built in the mid 1600s and thoughtfully converted in the early 1980s, with an additional wing added in 1991. The current owners moved here from a modern property, attracted to the abundant character found throughout. During their time here, they have continued to upgrade and improve the property, creating a fine family home with enormous appeal. Balancing character and contemporary, countryside and convenience, this is the very definition of a hidden gem. "At the time we had a young child and wanted to move out of the city, but not to be far from the centre. This offers the perfect balance of country life with easy access to everything for work, schools and leisure."





# KEY FEATURES

## Quality And Comfort

Completely hidden from the road, you make your way down a long lane to reach this and a handful of other properties, surrounded by their grounds with farmland beyond. The beautiful weathered brick elevations and Norfolk pantile roof sit comfortably in their green surroundings. Step inside and you'll find well-proportioned and flexible accommodation, with the potential to divide the ground floor into two separate wings. The impressive dining room has a gorgeous exposed flint wall and chimney breast with original bread oven. This room has been the setting for many dinner parties and looks particularly attractive at Christmas. The adjoining sitting room has a log burner for cosy winter evenings and double doors onto the garden. Make your way into the kitchen and you'll see there's plenty of storage and preparation space across the handmade, solid oak units. The quality is clear, with additional luxuries such as the boiling water and filter tap. There's also a breakfast bar where you can sit up with your coffee and chat to whoever is cooking. To the other side of the hallway is a wing that could be useful for adult children living at home or for elderly parents looking to retain their independence and have their own space, whilst still being close by. This part of the property has a stunning garden room with vaulted ceiling, where the owners like to relax at weekends in front of the fire with a cup of tea, a large drawing room currently used as a gym, plus a bedroom and shower room, in addition to the utility. It could very easily function as a separate annexe. On the first floor, the three good size bedrooms all have a lovely outlook over the grounds. One bedroom is en-suite and the other two share the family bathroom. There's also a study on this floor that leads to a mezzanine bedroom – sure to be a hit with teens.

## Rolling Green Gardens

Outside, the garden is a true delight. The courtyard gets the morning sun, while in the afternoons you can sit in the shade under the willow tree. One of the owners' favourite things to do is stroll to the top of a small hill and sit there with a picnic or a glass of wine, enjoying the view back down to the house among the trees. It's totally private outside, as the neighbours only have skylights, so can't see into your grounds at all, and it feels a world away from the hustle and bustle of everyday life. There's wildlife aplenty, with owls and buzzards nesting, ducks and moorhens on the pond and every kind of garden bird you could think of. The owners have free-range chickens and there are horses in a neighbour's paddock. This really is a rural retreat – but surprisingly accessible. Stroll to the local pub or shop, or to the vineyard for a weekend wine tasting. One of the owners works in the city centre and can be door to door in just 15 minutes – a refreshingly short commute.

































# INFORMATION

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## On The Doorstep

Holverston is a civil parish in the county of Norfolk around 1.8 miles southeast of Rockland St. Mary It includes the 16th century, Holverston Hall (reached from the A146 between Framingham Pigot and Thurton) and associated barn conversions, of which The Old Granary is one, and reached by road from Hellington to the east. There is easy access to the A47 Southern Bypass which provides connection with the A11 and A140, the two main routes exiting Norfolk.

## How Far Is It To?

The cathedral city of Norwich is a short drive away, around 8 miles and enjoys a thriving business community along with two shopping centres to include Castle Quarter and Chantry Place. Numerous cinemas, theatres, restaurants and cafés as well as many different cultural and leisure facilities to suit most needs. There is also a main line rail link to London Liverpool Street as well as an International Airport.

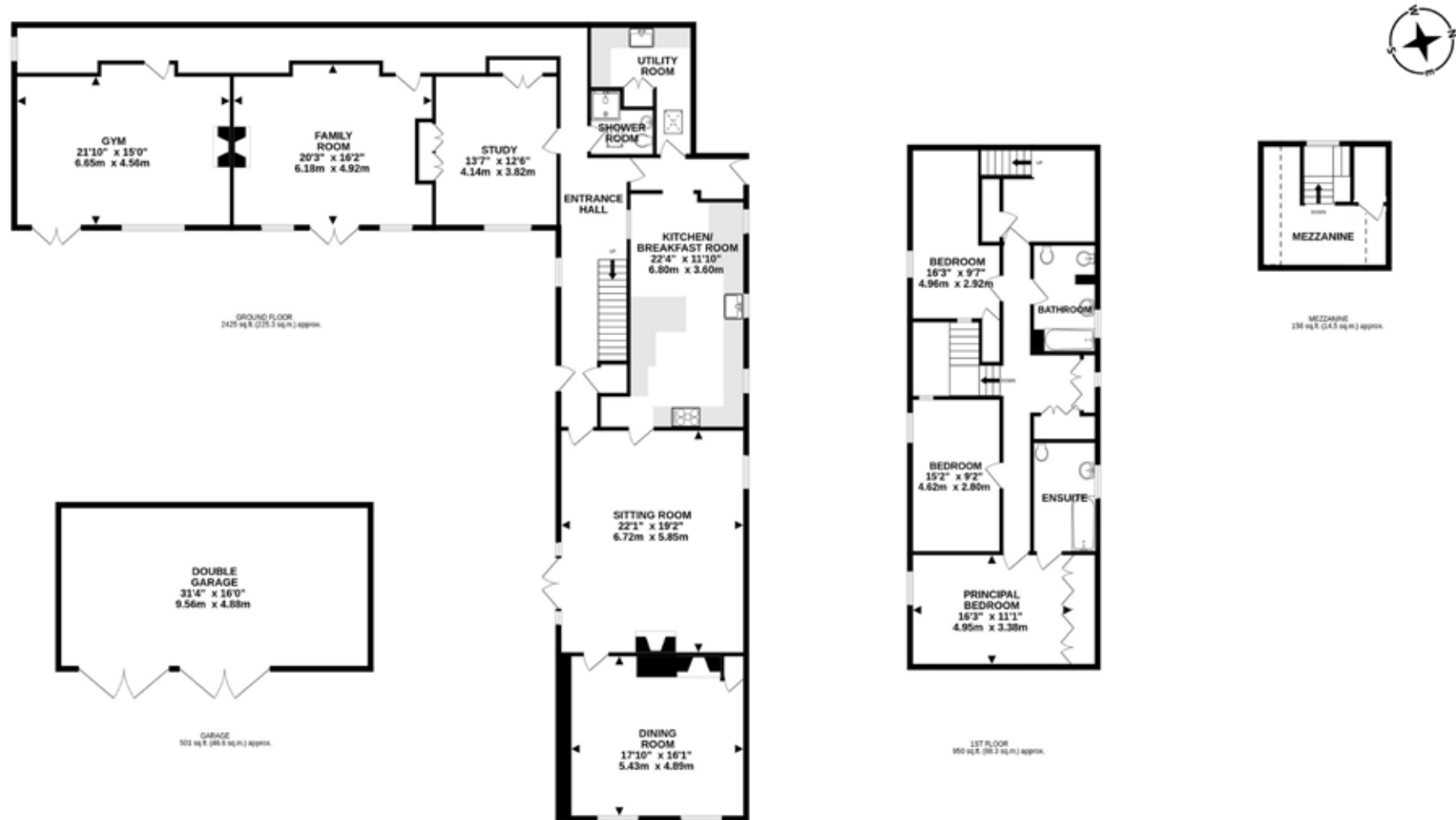
## Directions

Leave Norwich on the A146 Loddon Road. Prior to reaching the village of Holverston, take a left hand turn and follow the road through open countryside and a series of bends until you arrive at Holverston Hall and the complex of barns.

## Services, District Council and Tenure

In terms of Heating it is a Wood Pellet Boiler with integrated 7 tonne automatic hopper (Winharger Boiler). Water is on a Shared Borehole Drainage is via a Sewage Treatment Plant, situated near the willow tree.

South Norfolk District Council - Council Tax Band G  
Freehold



**FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3531 sq.ft. (328 sq.m.) approx.**  
**TOTAL FLOOR AREA : 4032 sq.ft. (374.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

