

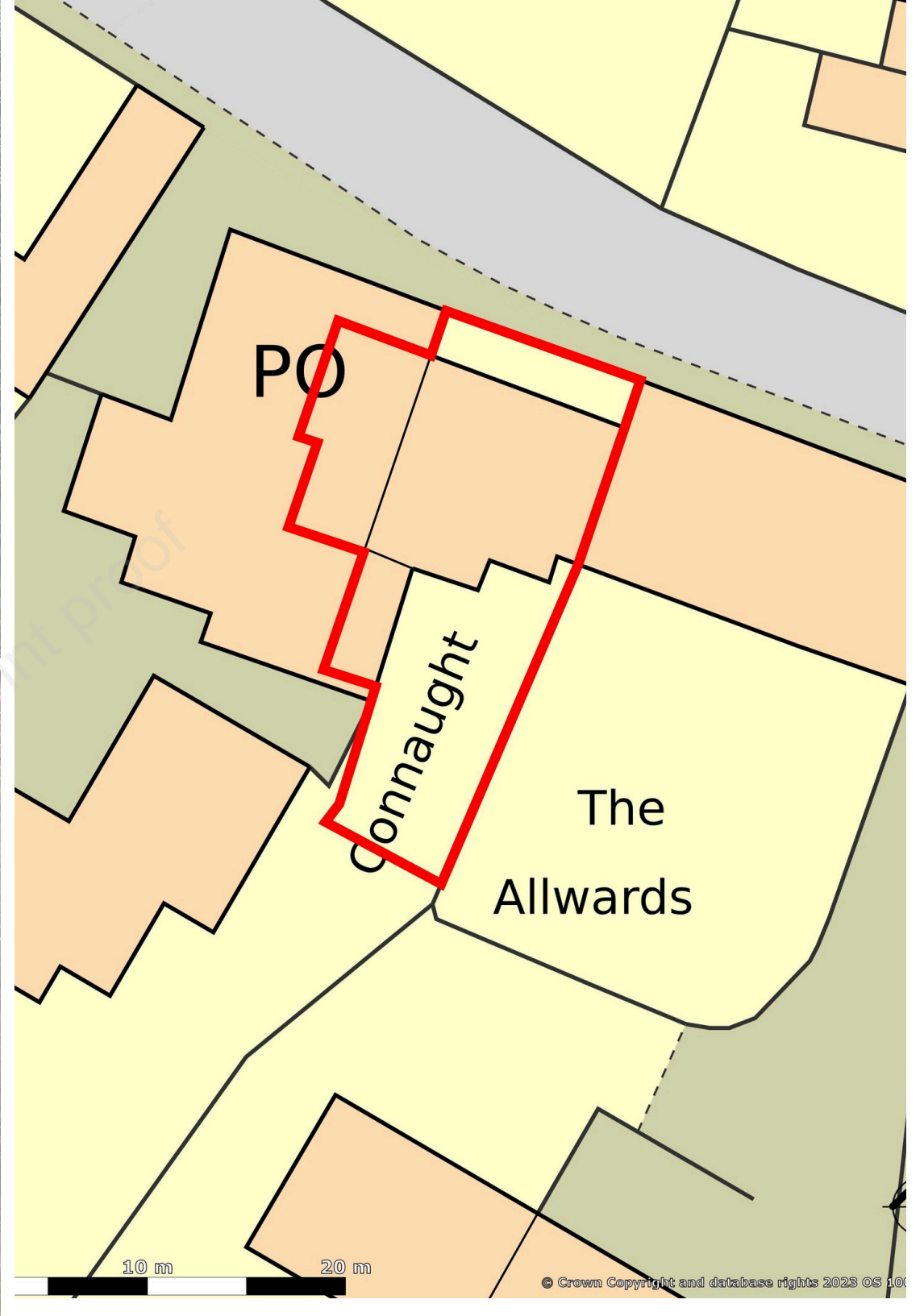


# Connaught House

The Street, Hempnall, Norwich, Norfolk, NR15 2AD

**BROWN & CO**







## Connaught House, The Street, Hempnall, Norwich, Norfolk, NR15 2AD

A Listed early 18th Century house in the pretty south Norfolk village of Hempnall five bedrooms, delightful private gardens and lovely period features throughout. About 8 miles from the City of Norwich.

Acreage – 0.073 acres (stms)

Offers In Excess of £395,000



### DESCRIPTION

Connaught House dates to the 18th century, being listed grade II as a property of architectural and historic interest and has been sympathetically restored, maintained, and extended over the years.

Constructed of traditional brick under a pitched main roof, the house sits in a delightful spot in the centre of the village of Hempnall and enjoys well-arranged accommodation across four delightful floors, with many period features in place such as exposed beams, stripped and sanded wooden floorboards, sash windows, coving, and delightful fireplaces, all in good order.

The whole has been a much-loved family home since 2009 and represents a wonderful opportunity for a wide range of buyers looking to acquire a home with history and character. The current owners improved the accommodation throughout when they first acquired Connaught House, but the whole would now benefit from further improvements.

The house is approached at the front via a wrought iron gate leading up to the front door. You are welcomed into a pleasant

entrance hall providing access to the kitchen breakfast room with underfloor heating and a good range of wall and base units. Wooden French doors lead out to the gardens from the kitchen and act as a super feature to the house. The principal drawing room/living room is a charming space being the main focal point of Connaught House with a distinctive inglenook fireplace with log burner, two large sash windows offer excellent natural light. In addition, a study, cloakroom, and ground floor bedroom complete the ground floor accommodation.

The bedroom accommodation is arranged across the first, second and third floors featuring five bedrooms in total with two-bathroom suites, both with roll top baths.

On the fourth floor within the attic space lies a fitted kitchen and two further bedrooms. There is potential here to convert this space to a separate annexe where any buyer could derive an income subject to the necessary planning consent being forthcoming.

The gardens act as a significant feature to Connaught House being fully enclosed offering complete privacy from

neighboring properties. The gardens are partly walled and benefit from a large terrace off the kitchen breakfast room. The remaining gardens are lawned with mature hedging and borders. A garden shed will remain with the property.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

Local authority – South Norfolk District Council. Council tax band D.

### LOCATION

Hempnall is located about 8 miles from Norwich and there are local shopping facilities in the village. There is easy access to the A140 Ipswich Road and Bungay is about 5 miles away. The property is located in the centre of the village but there is a great deal of privacy at the rear. This is an excellent opportunity to live tucked away in a village in an historic house. Hempnall itself offers a primary school and butcher/deli and there is easy access to Diss via the main Ipswich Road.

### DIRECTIONS

Alternatively, from Norwich travel through Lakenham and head south through Stoke Holy Cross and Saxlingham Nethergate.







On reaching Hempnall go through the village and the property will be seen on the right-hand side.

#### AGENT'S NOTES

(1) The Aga in the kitchen is being retained by the owner and is excluded from the sale.

(2) 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





# The Street, Hempnall, Norwich, NR15

Approximate Area = 3342 sq ft / 310.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Brown & Co. REF: 1032181

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