



THE STORY OF

12 Hall Drive

Honingham, Norfolk

SOWERBYS

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12 Hall Drive

Honingham, Norfolk,
NR9 5AR

Village Location

Accommodation Stretching Over 1,700 Sq. Ft.

Period Property

Character Features Throughout

Bespoke Kitchen

Luxurious Bathroom

Three Double Bedrooms

Garden Designed to Entertain

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“The property itself is over 300 years old, and although it’s been modernised it has many original features...”

Within its expansive plot, 12 Hall Drive is nestled on a discreet private road to the west of Norwich. This meticulously upgraded cottage seamlessly blends timeless character with contemporary sophistication, showcasing a thoughtfully arranged space that harmoniously merges modern elements.

The home boasts some remarkable features, including a bespoke kitchen, an inviting brick-built inglenook fireplace, rustic beams and a limestone-tiled floor with underfloor heating throughout the ground level.

The kitchen’s vaulted ceiling not only

gives the room a sense of drama, but allows it to be filled with natural light. Step through to the generously sized sitting/dining room, where the standout features are the gorgeous beams and wonderful inglenook fireplace, which gives the room added warmth on those cosy winter nights. Beautifully finished, the bathroom adds a touch of luxury to the ground floor.

Ascending to the first floor, the primary bedroom features a sleek, modern ensuite, and the property’s third bedroom is also on this floor. The journey continues to the second floor, where bedroom two awaits.





First Floor
Approximate Floor Area
467 sq. ft
(43.43 sq. m)

Second Floor
Approximate Floor Area
214 sq. ft
(19.88 sq. m)



Outbuilding
Approximate Floor Area
302 sq. ft
(28.05 sq. m)

Ground Floor
Approximate Floor Area
765 sq. ft
(71.14 sq. m)

Whilst 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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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The exterior is a testament to thoughtful design, featuring a substantial gravelled driveway providing ample off-road parking, a manicured lawned area, and a pathway leading to the front door.

“We especially love sitting in the back garden near the river in the warmer months. The view is lovely and it feels very peaceful.”



Venture to the rear to discover a landscaped, enclosed garden with gated access to an area that is set to be a dream for those that love to entertain. To one side is an undercover patio area giving views over the remainder of the garden and the stream that babbles along at the bottom of the garden. To the other side is a fully enclosed summerhouse, for the cooler evenings or perhaps ideal for those who work from home.



This residence effortlessly marries a wealth of historical charm with contemporary elegance, presenting an exclusive opportunity for those seeking a refined and tasteful lifestyle in a coveted setting.



ALL THE REASONS



Honingham

IN NORFOLK
IS THE PLACE TO CALL HOME



Honingham is a village and civil parish in the sought-after county of Norfolk, located 8 miles to the west of Norwich along the A47 trunk road. The village has a fantastic pub and restaurant called the Honingham Buck, which is highly rated on TripAdvisor. Longwater Retail Park is 3 miles away with a Sainsbury's supermarket and an array of shops including Next and M & S Food. The village is within close proximity to the A47 which leads you to Dereham or Norwich City Centre itself.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

When you've worked up an appetite exploring, Dereham is home to one of Norfolk's best pubs, The Brisley Bell, which has a first-rate menu and a warm welcome which has earned it multiple awards,

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



“We’ve made a lot of changes to the garden, creating a cottage-feel front garden and a very social area at the rear of the garden.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating with underfloor heating downstairs and radiators upstairs.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 4734-1729-8300-0935-3292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sting.surprised.kebab

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