



Wood View & Wood View Annexe
Pedham Road | Hemblington | Norfolk | NR13 4QB

TWO IN ONE



“You get two homes for one at this spacious family property, with the main house plus a detached annexe that has been put to various uses over the years. It sits in a peaceful setting on a quiet lane, mature trees around you offering a lovely leafy outlook and plenty of privacy. It feels wonderfully relaxing here, yet you’re part of a vibrant and friendly community, close to amenities and well connected to the wider area, making this an excellent all-rounder.”



KEY FEATURES

- A Modern Detached House with a Separate Detached Annexe in the Village of Hemblington
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite, Dressing Room and a Balcony
- Kitchen/Breakfast Room with Separate Utility and WC
- Two Reception Rooms; Conservatory and a Study
- Detached Two Bedroom Annexe with Shower Room, Kitchen, Sitting Room and Conservatory 508sq.ft
- Garden with Patio and Seating Areas, Garden Storage Sheds
- Large Driveway providing Plenty of Parking
- The Accommodation extends to 2,308sq.ft
- Energy Rating for House and Annexe: D

Right on the edge of a small Broadland hamlet, walking distance from a welcoming village, surrounded by woodland that's home to abundant wildlife, this house enjoys a truly idyllic setting. Picture yourself soaking up the sun or watching the birds from your south-facing balcony – this is the life!

For All The Generations

The current owners bought this house directly from the builder when it was newly completed in 1990, so this is the first time it's come to the open market. "We'd always thought it would be a lovely piece of land to build on, so when we found out there was a home going up here, we jumped at the chance." They also needed an annexe for an elderly parent, hence the annexe was built soon after and three generations lived here very happily together. The homes have proved very comfortable and versatile and has exceeded the owners' expectations. It's only now that their children have flown the nest that the owners have reluctantly decided to downsize.

Room For Everyone

One of the things that instantly stands out when you explore the house is the sheer amount of space on offer. Even the reception hall is roomy. There's a magnificent dual aspect sitting room with double doors to the conservatory, which leads onto the garden for sunny days, double doors lead from both the conservatory and the sitting room into the dining room for entertaining, plus a fireplace to keep it cosy on winter nights.





KEY FEATURES

The kitchen is easily large enough for a family table, which makes it ideal for informal entertaining too. Another nice feature is the additional reception, once a playroom, then a snug, then home office and now a study – a testament to its versatility. Upstairs, all four bedrooms are doubles. The master suite is a real highlight and truly luxurious with a large dressing room, ensuite with bath and shower, plus a south-facing balcony where you can look out across the treetops. Every room has a view here! Moving onto the annexe, which is detached and has its own parking and garden areas, you have a good size sitting room with fireplace and doors onto a conservatory. The kitchen is large enough for dining and then there are two bedrooms sharing a shower room. Initially home to one of the owners' parents, it's since been successfully let as a long-term rental, but would also be ideal as a holiday let or perhaps used as a home business premises.

Out And About

It comes as no surprise to hear that the owners have had a lot of fun here over the years. They've hosted family birthdays, Christmas dinner, summer barbecues and so much more, immersing themselves in the community too. It's definitely a place that lends itself to social gatherings and has room to accommodate a good crowd in comfort. But when you want a bit of peace and quiet, you can have that too. There's lots of wildlife all around, including deer and a massive variety of birds, both in the garden and among the trees. You have lovely walks around the area and can even stroll to Ranworth. There's room for a boat on the drive if you've always wanted to explore the Broads, or you can hop in the car and head to the coast for a beach walk. The villages of Hemblington and Blofield Heath are a short walk away and have a highly-regarded primary school and a very popular Indian restaurant, as well as a shop, Post Office and social club. A little further away, Blofield and Brundall have more amenities, including a train station and excellent bus services, while the A47 makes it easy to get out in any direction by road.























Wood View Annexe









INFORMATION



On The Doorstep

Blofield is approximately 2 miles away providing a good range of amenities including shops, a fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good recreation facilities here too, with Plantation Park Recreation Ground not far away with bowls, plus hard and grass tennis courts also available in the village. Hemblington is also close to the famous Norfolk Broads with Wroxham only 6 miles away. The market town of Acle is approximately 5 miles to the east with schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market.

How Far Is It To?

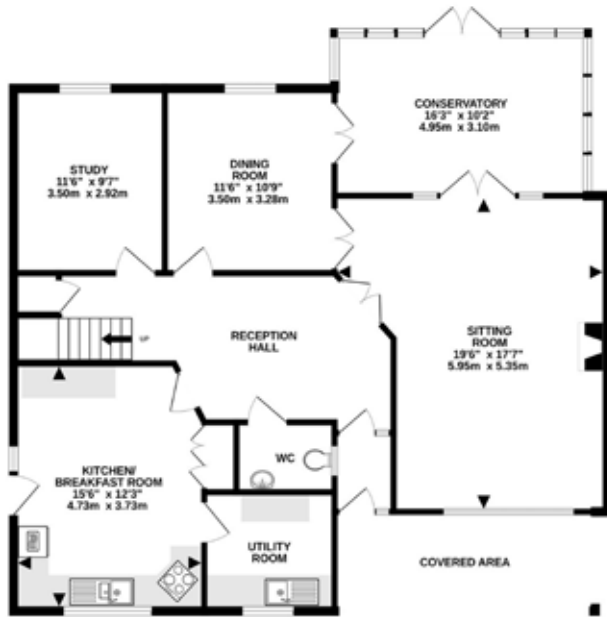
Hemblington lies in between Norwich, which is approximately 8.5 miles west, and Great Yarmouth, approximately 13 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, two shopping malls, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia and the Norfolk and Norwich University Hospital. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

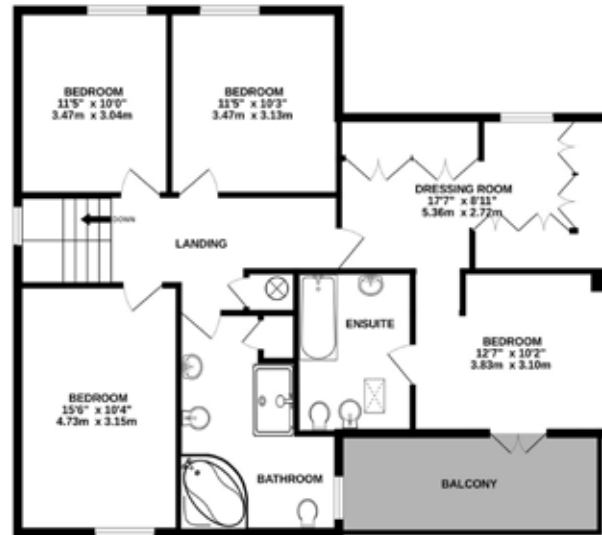
Leave Norwich heading east on the A47 southern bypass, shortly after the Brundall roundabout take a left hand slip road off the A47 signposted Blofield Heath. Turn right onto Shack Lane and then continue onto Woodbastwick Road. Turn right onto Field Lane and then left onto Ranworth Road. Continue onto Pedham Road and the property will be the last house on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

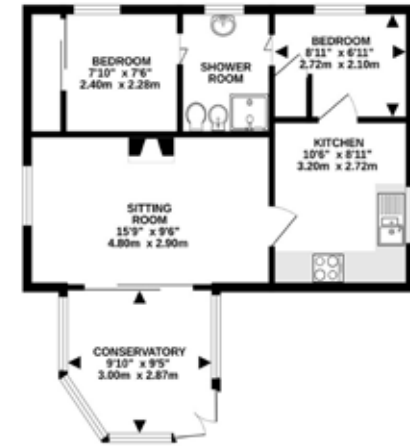
Oil Central Heating, Mains Water, Drainage via Water Treatment Plant
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk - Vendors use Voxi/Vodafone
Broadband Available - please see www.checker.ofcom.org.uk
Broadland District Council - Tax Bands E & A
Freehold



GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.

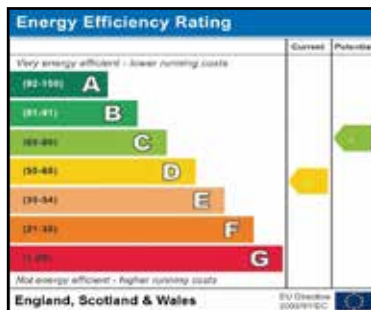


1ST FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



ANNEXE
508 sq.ft. (47.2 sq.m.) approx.

HOUSE

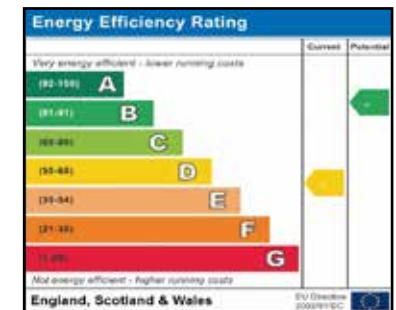


FLOOR AREA - HOUSE (EXCLUDING ANNEXE) : 2308 sq.ft. (214.4 sq.m.) approx.
TOTAL FLOOR AREA : 2816 sq.ft. (261.6 sq.m.) approx.

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
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

ANNEXE





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

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