



RED HALL FARMHOUSE

BEESTON ST ANDREW, NORWICH, NR12 7BL



An elegant and superbly renovated period house of 6353 sq. ft. with light, spacious and highly versatile accommodation

The property is a substantial, elegant and imposing period house with impressive facade. The vendors have undertaken a superb and complete renovation project including reconfiguration and the addition of an excellent orangery. The property is not listed and immaculately presented throughout.

In addition to the house, the vendors have landscaped the gardens and created a new entrance drive which is currently being finished. The drive with central circle befits the impressive facade. They are also in the process of constructing the detached cart lodge.

Double front doors open to the entrance lobby with inner double doors leading to the reception hall. There is a delightful tiled floor and elegant sweeping staircase. The drawing room has a feature marble fire surround, is double aspect and has a bay end with French doors to the terrace. The formal dining room on the other side is triple aspect with marble fire surround. There is an inner hall with cloakroom. At the heart of the house is an outstanding

kitchen fitted with a comprehensive range of shaker style units, integrated appliances and large central island. There is also an excellent pantry. Glazed folding doors open at one end to a large sitting room with woodburning stove. The other end is open to a superb orangery which leads to the terrace. There is a staircase with electrically operated glazed door leading down to the lower ground floor. That is divided into a games room, two further rooms and a wine cellar. At the rear of the ground floor is a large laundry room with dog shower and an office with its own entrance and a spiral staircase leading to a further office and cloakroom.

On the first floor are two impressive bedroom suites both with dressing rooms and ensuites. There are two further double bedrooms and excellent bathroom. On the second floor are two large bedrooms, cinema room/bedroom 7 and a large bathroom with free standing bath, separate shower and a sauna.

The gardens are largely laid to lawn bordered by established trees and hedging together with a small area of woodland.



7



3



4



5 miles



EPC



LOCATION

The property is located in a convenient semi-rural position on the periphery of Norwich. The city centre is 3.5 miles away offering a wide array of shops, restaurants and leisure amenities. Norwich mainline station is 4.6 miles away serving London and the coast. Norwich Airport with flights within the UK and internationally is 3.5 miles and the NDR is 0.6 mile providing excellent road links to both north and south Norfolk.

SERVICES

Mains water and electricity. Private drainage via new treatment plant and oil fired central heating. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

AGENTS NOTE

There is an underground water tank that can be used for the garden. The property has drainage within the garden to take excess water to the pond in the adjacent barn development. The property will contribute to the annual service charge within the adjacent development to the maintenance of the pond. The house will also retain a right of way of the development driveway to the rear. The amount is to be confirmed.

LOCAL AUTHORITY

Broadland District Council

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.















GROUND FLOOR
2452 sq.ft. (227.8 sq.m.) approx.



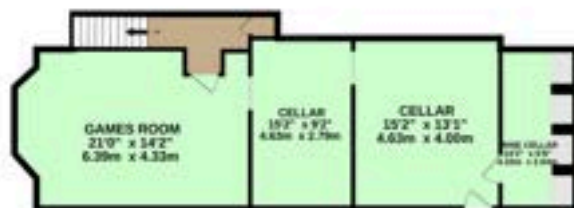
1ST FLOOR
1833 sq.ft. (170.3 sq.m.) approx.



2ND FLOOR
1301 sq.ft. (120.8 sq.m.) approx.



LOWER GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 6353 sq.ft. (590.2 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.

Made with Metropix ©2024

DURRANTS

SINCE 1853

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : **harleston@durrants.com**