



Rowan House

Bears Lane, Hingham, Norwich, Norfolk, NR9 4LL

BROWN & CO



Rowan House, Bears Lane, Hingham, Norwich, Norfolk, NR9 4LL

An exceptional contemporary eco house constructed in 2022 to an incredibly high standard, using high quality materials and modern construction methods creating a functional residence with a great deal of appeal to a wide variety of buyers.

Acreage – 0.228 (stms)

£1,150,000



DESCRIPTION

Rowan House is an exceptional contemporary eco house, with light filled and well-proportioned rooms. The house is built to exacting standards in one of the most sought-after areas of south Norfolk, being tucked away in the delightful market town of Hingham.

The house is constructed from highly insulated concrete framework with part Norstone cladding elevations and part VPI silicone render, under a bespoke metal roof with solar panels. The eco credentials of the house are exceptional, benefitting from an air source heat pump and underfloor heating throughout the house, which is individually zoned on each floor. There is a wonderful feel about Rowan House with its light filled rooms and modern, bespoke fittings whilst enjoying seamless links into the gardens.

The house is approached at the front into a double height entrance hall with porcelain tiling flowing throughout the ground floor. The bespoke handmade ash staircase with in-line glass takes centre stage up to the first floor, the dual aspect principal sitting room lies off the entrance hall and features a central Gazco electric flame effect fire, porcelain tiling and aluminium bi-folding doors that link onto the west facing terrace beautifully.

The focal point to the property is the delightful kitchen/dining/sitting room which occupies the western wing of Rowan House, enjoying incredible views and access onto the south and west facing terraces and manicured gardens. The kitchen benefits from a range of contemporary wall, base and tall storage units under Silestone worktops being complimented by a super range of built in appliances. This area of the house was configured with great care ensuring there were areas to entertain whilst utilising the charming gardens accessed via sliding patio doors. Completing the ground floor is a study/bedroom 4, boot room and utility room.

The first floor provides access to the bedroom accommodation and family bathroom, being positioned off an impressive galleried landing with an intriguing feature being the curved wall which links with bedroom three superbly. The principal bedroom enjoys a Juliet balcony overlooking the gardens and an en-suite with large remote digital shower, a theme that continues in bedroom two. The porcelain tiled family bathroom boasts a stone resin bath and Porcelanosa fittings. All first-floor bedrooms benefit from lovely views over the associated gardens.

Rowan House is approached off Bears Lane onto a gravelled driveway which sweeps up to an area of hardstanding fronting

the garage complex. There are a range of deep beds hosting a number of flower and shrub borders with two mature trees occupying the easterly front gardens enjoying a great deal of privacy from neighbouring properties.

A side access leads into the rear gardens together with the aforementioned accesses from the main house. The south and west facing landscaped rear gardens have been beautifully tended by the current owners. They include the delightful porcelain terrace which wraps around the frame of Rowan House, together with a manicured lawned garden and shingle borders with paved steps leading on to the detached garden room/home office. The office can be used for a number of purposes including a gym, and benefits from a WC and wash basin.

Local authority – South Norfolk District Council.

Services – Air source underfloor heating (throughout ground floor and first floor), mains electricity, mains water, mains drainage.

LOCATION

Hingham is situated in mid-Norfolk, strategically placed about 17 miles from Norwich and within easy reach of Dereham and Wymondham and within striking distance of communication

Bears Lane, Hingham, Norwich, NR9

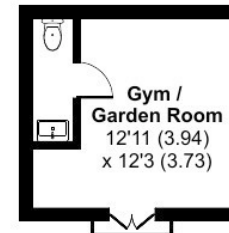
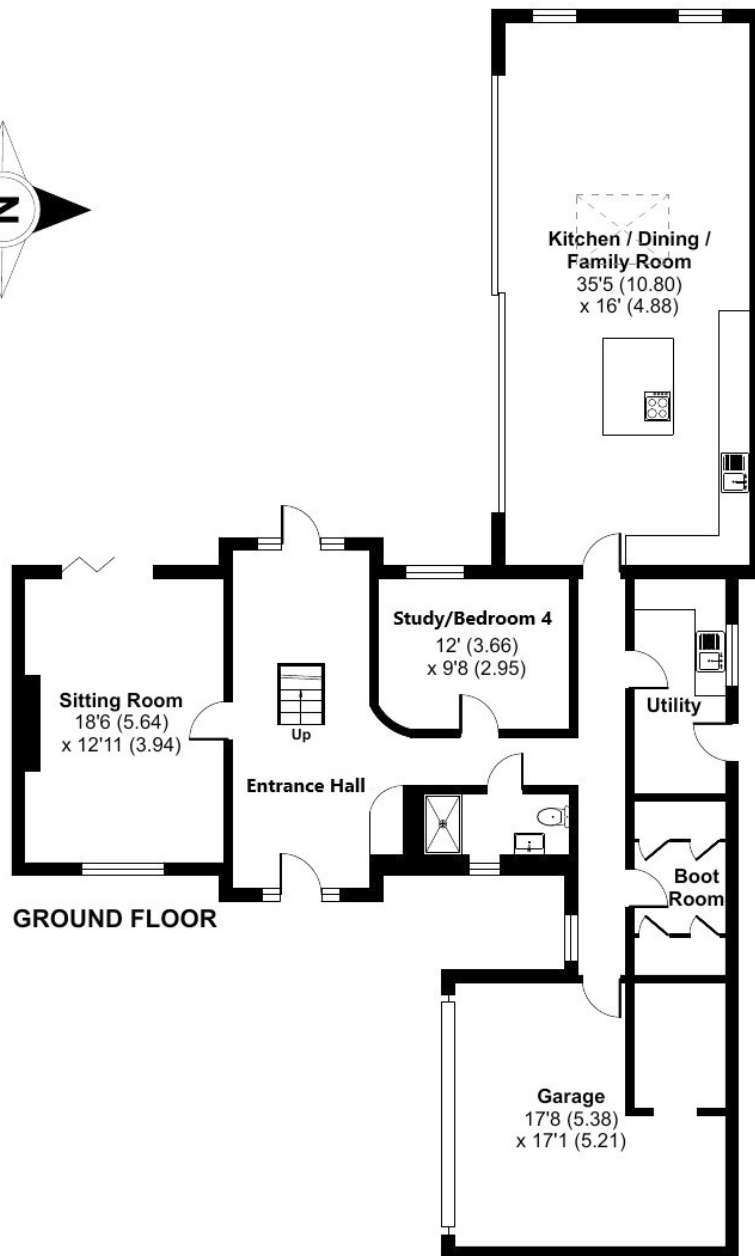
Approximate Area = 2396 sq ft / 222.5 sq m

Garage = 303 sq ft / 28.1 sq m

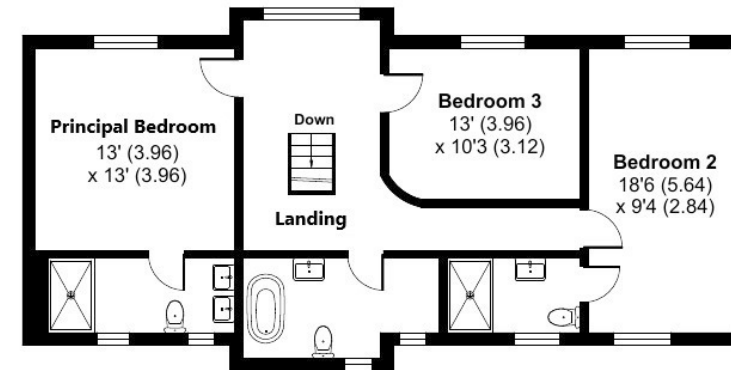
Outbuilding = 160 sq ft / 14.8 sq m

Total = 2859 sq ft / 265.4 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



routes, including the A47 and A11 trunk roads. Hingham itself offers a broad range of amenities, including shops, bakery, public house/hotel, hairdresser and very good medical centre. This is an opportunity to live in a special place within easy reach of the cathedral city of Norwich.

DIRECTIONS

From Norwich, proceed out of the city along B1108 Earlham Road to the junction with the A47 southern bypass. Continue on the B1108, travelling through Barford and Kimberley and on reaching Hingham turn left onto Bears Lane (before the fire station). Continue along Bears Lane for approximately 150 yards and the property will be found on the right hand side.

AGENT'S NOTES:

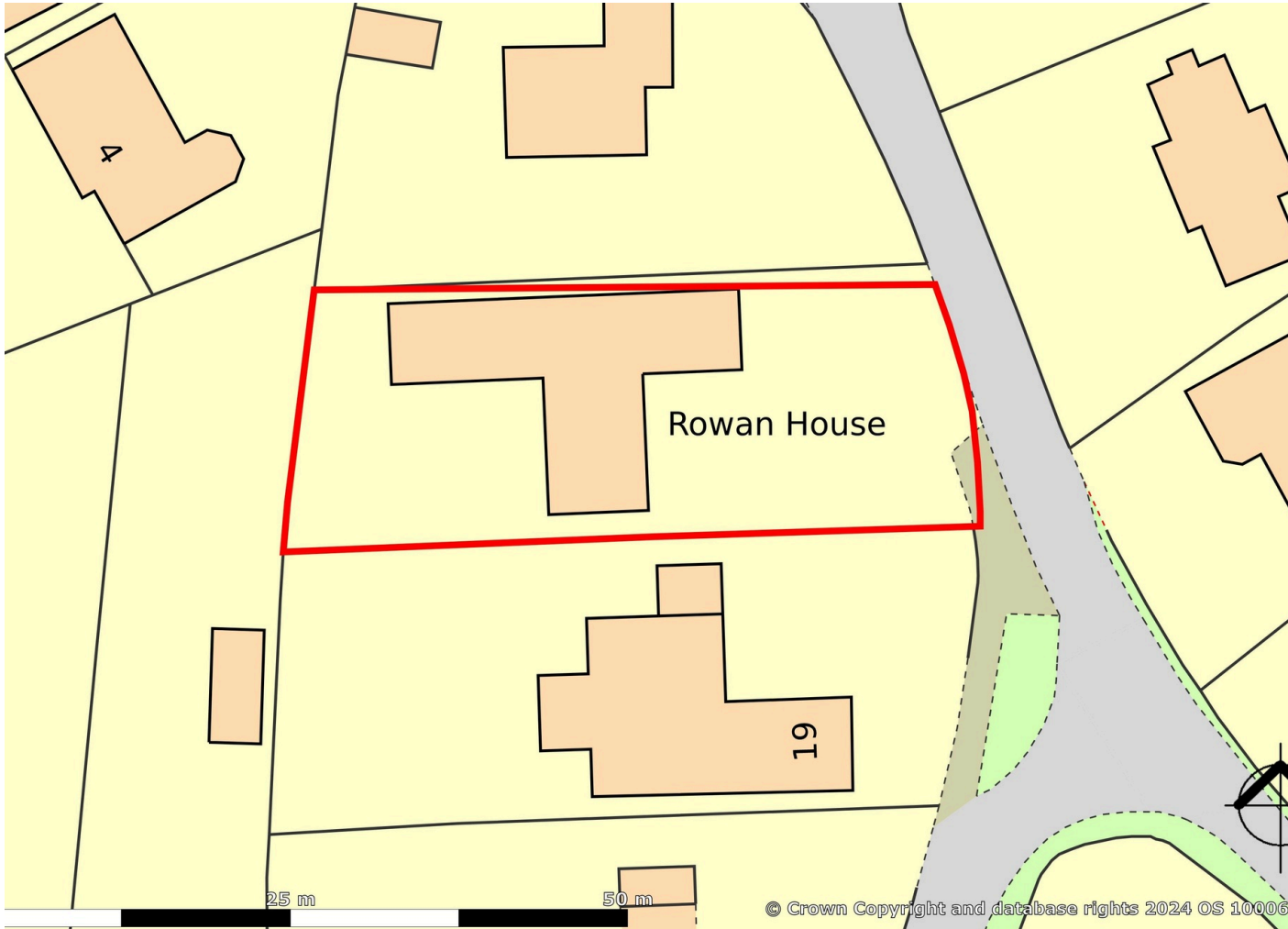
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A	94 A	105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated June 2024. Ref 056068

Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

BROWN & CO
 Property and Business Consultants