



Hempnall House

Lundy Green, Hempnall, Norwich, Norfolk, NR15 2NU

BROWN & CO



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Listed country house in charming formal and informal gardens approaching 5.67 acres, with a good range of outbuildings, workshop, garaging and separate holiday let.

Acreage – 5.67 acres (stms)

£1,400,000



DESCRIPTION

Hempnall House is listed grade II as a property of architectural and historic interest and is wonderfully situated in a popular south Norfolk location with a super range of outbuildings, manicured gardens and grounds approaching some 5.67 acres. The house is thought to date to the late 16th century of timber frame construction with a south facing façade dated 1871 of gault brick under a slate tiled roof. A striking feature of the house are the crow stepped parapets to the gable ends and prominent central porch.

The western wing of the house is a former cider house, which was converted by the current owners forming an open plan kitchen sitting dining room which links cleverly into a useful study with access to two ground floor bedrooms with shower facilities and separate French doors into the gardens. This space, which could be used to derive an income was built by The Crawshay family who brewed cider in the building in the 1900's.

The 19th century part of the house is accessed at the front into a delightful porch which links into the staircase hall. Off the hall lie two fine principal rooms with excellent ceiling heights, ceiling roses and fireplaces with the dining room housing a bespoke log burner. The sitting room flows into the beamed handmade kitchen and enjoys a contrasting aura with its low ceiling heights and exposed beams which continue through the rear wing of the house.

The kitchen itself features a good range of base units with quartz worktops, built-in appliances and butler sink. There is also a freestanding log burner acting as a central feature, with a further rear porch housing the laundry room, larder and utility. Further ground floor rooms comprise a snug, shower room and study. The grounds can be accessed at multiple points across the ground floor.

On the first floor are five excellent bedrooms and two separate bathrooms located off the split-level landing. On the second floor a staircase leads up to the spacious loft with separate staircase providing useful storage, there is potential here to convert subject to the necessary planning consents. All first-floor rooms enjoy charming views over the associated gardens and grounds.

The property is approached by a most attractive sweeping carriage driveway accessed through wrought iron gates mounted on gault brick pillars at both entrances with signposting for the house. The driveway leads around to the front of the house passing a large expanse of lawn bordered by a number of mature trees providing a great deal of privacy. The double garages, 38 ft. two-storey timber-clad barn and triple carports and positioned on the western boundary.

The drive continues around to the east and to the rear entrance of the house linking into the cidery with access to the cellar below, with the former stables and coach house in view. Converted by the

current owners, the coach house and stable block today act as a superb holiday let with well-arranged accommodation comprising kitchen sitting dining room, two bedrooms with en-suite facilities. The holiday let has proven popular over the years and is listed on 'air bnb'.

The formal gardens of Hempnall House are a joy with established formal lawn, mature shrubberies and a naturally fed pond with further wide grassed areas and established trees both young and old. The land expands away to the west and there is of course potential for equestrian use if a buyer required.

Behind the outbuildings is a strip of land measuring 1.33 acres (stms) which was once the subject of a grant provided by the Woodland Trust in 2002 with heavy planting in the form of native broad leaf trees, all beautifully established now.

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

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

LOCATION

Hempnall House is situated in a rural position about a mile from the village centre of Hempnall. The village has local shopping facilities including a local store, post office, doctors surgery, first school and garage. The nearby village of Long Stratton



approximately 4 miles, has further facilities including senior school, banking and sporting facilities and supermarket.

Norwich, the cathedral city and regional centre of East Anglia, is approximately 13 miles and has a large range of shopping, cultural and educational facilities and an expanding airport on the north side of the city with international flights via Schiphol. The market town of Diss approximately 15 miles away has a rail service to London Liverpool Street with a fastest journey time of approximately 1 hour 30 minutes.

DIRECTIONS

Leave Norwich on the A140 Ipswich Road passing through Tasburgh taking the next left at the roundabout signposted 'Hempnall B1527'. Continue into Hempnall turning right into Field Lane which is also signposted to 'Lundy Green'. Continue along this country road out of the village for approximately ¾ mile turning left along Lundy Green. The entrance to Hempnall House is the first drive on the left-hand side. The postcode for the property is NR15 2NU.

AGENT'S NOTES:

- (1) We believe the property is on two separate titles.
- (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.
- (3) 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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F		
1-20	G	19 G	

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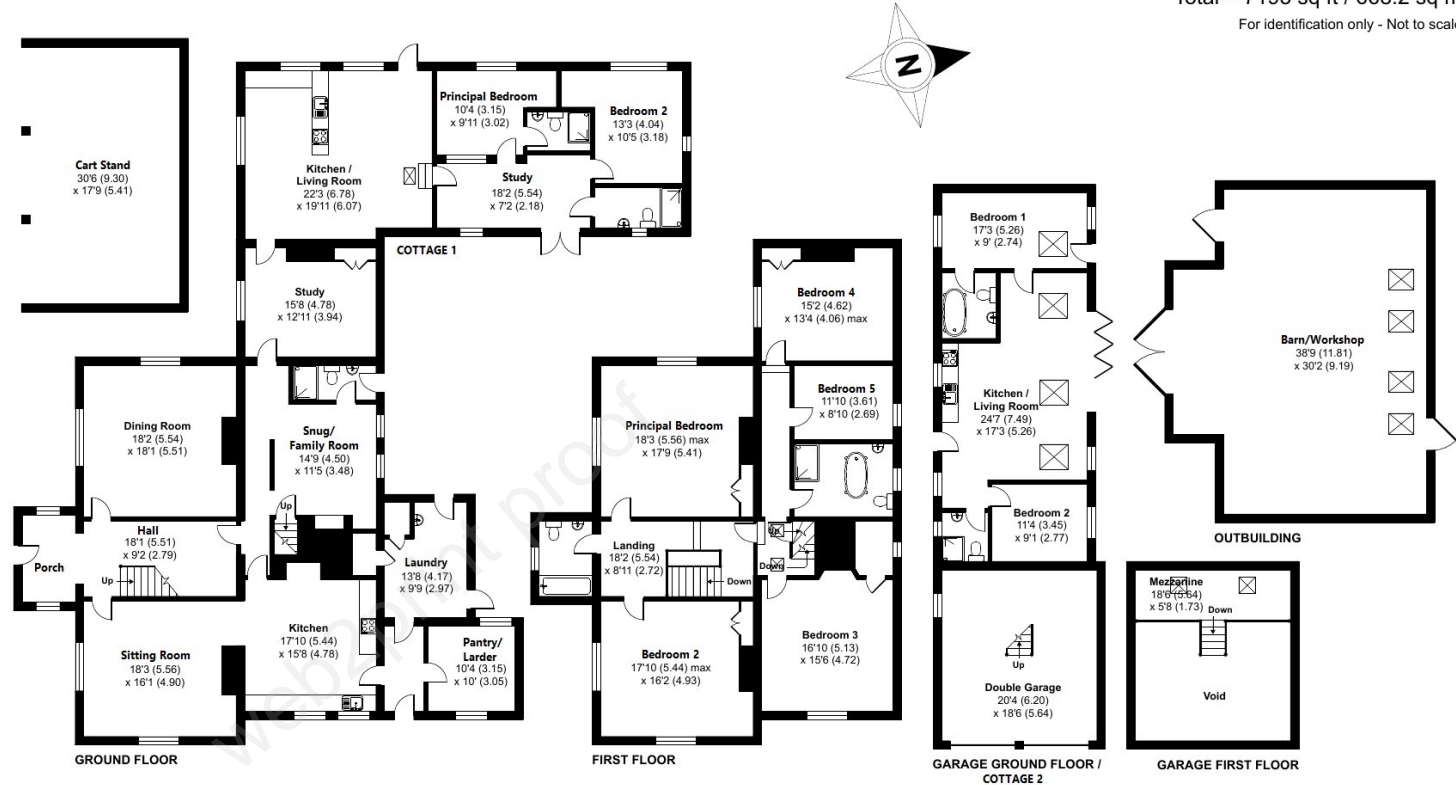
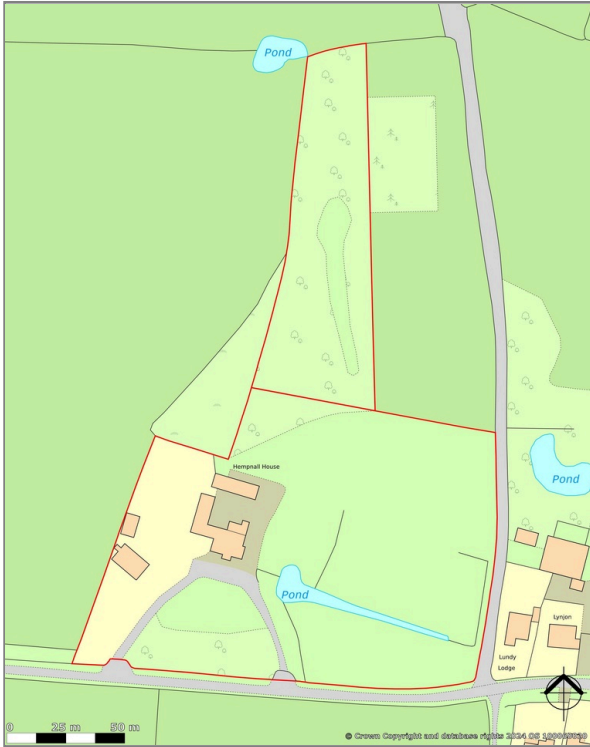
Approximate Area = 5381 sq ft / 499.9 sq m (includes double garage and excludes void)

Annexe = 760 sq ft / 70.6 sq m

Outbuilding = 1052 sq ft / 97.7 sq m

Total = 7193 sq ft / 668.2 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). © nitchecom 2024. Produced for Brown & Co. REF: 1160700

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