



The Old Pump House  
Wymondham Road | Hethel | Norfolk | NR14 8EU

# ALL ROUND EXCELLENCE



“Dating back to the 1800s, this former pump house is packed full of character throughout the original parts. Altered and extended over the years, it benefits from spacious and family-friendly accommodation that flows beautifully and offers enormous flexibility.

With delightful sunny gardens and fields around, you have all the advantages of country life, but you also have neighbours, easy access to amenities and great road and rail links across the wider area.”



# KEY FEATURES

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- An Attractive Period Home, Full of Character, situated in the Village of Hethel
- Five/Six Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk In Wardrobe and an En-Suite
- Kitchen/Breakfast Room with Pantry, Separate Utility and Ground Floor WC
- Two Reception Rooms and a Garden Room
- Study/Bedroom Six
- The Grounds extend to just over 0.5 of an acre and include Storage and Potting Sheds
- Double Garage with Driveway providing Plenty of Parking
- The Accommodation extends to 2,586sq.ft
- Energy Rating: E

If you have a long list of requirements, with character high on the list, this could put a tick in every box. The period home has large, sociable reception rooms, bedrooms on both the ground and first floors, a large private plot of just over 0.5 of an acre, open countryside on the doorstep and both Wymondham and Norwich within easy reach. Perfect for a family or for a couple who love to entertain, this is a place where you're sure to make many memories.

## Plenty Of Charm

Thought to have originally been the pump house for the neighbouring farm, this is a home that has all the character of a country cottage but with abundant space throughout. It's been extended on both sides over the decades and it was this blend of original features with sympathetic additions and contemporary comforts that attracted the current owners. Whilst the property was in excellent condition when they came here and had clearly been loved, they have continued to improve it, replacing the bathrooms, carrying out improvements to the utility and more. The result is a home that's both welcoming and attractive – one that doesn't ask for much but has plenty to give.

## Sociable And Sizeable

At the centre of the home, in the original part, is the wonderful sitting room. A charming room with original oak beams and an impressive fireplace plus doors leading out to a sunny west-facing patio, it's a cosy room in winter, cool in summer and has ample space for family gatherings. To one side you have the dining room, part divided by open studwork, which adds to the character, then the kitchen breakfast room.





# KEY FEATURES

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A delightful farmhouse style kitchen, there's room for a table in here, and there's a very useful pantry, through which you'll find the utility room. To the far side of the sitting room there are two ground floor bedrooms, plus a shower room. The owners use one of the bedrooms for guests, which means the other can be a study, snug or playroom. Then you have another highlight – a beautiful garden room with an eye-catching vaulted ceiling, doors leading out to the garden, plus a fireplace with a log burner. Another great entertaining space, it means you can have a group in each of the larger rooms, perhaps the adults enjoying a drink while the children watch TV. Upstairs there are another four bedrooms, all a good size. The principal bedroom has a walk-in wardrobe and a fabulous en-suite with his and hers basins and a walk-in shower, while the others share a family bathroom with feature rolltop bath that perfectly suits the house.

## Well Connected

Outside you have patios each side of the house, the east-facing one ideal for a morning coffee or summer weekend breakfast, while the front patio faces west, so works well for barbecues and evening drinks. There's a large lawn stretching away to the front of the house, with plenty of space for little ones to play. You have a lovely balance here of country life without isolation. There are neighbours in the farmhouse and converted barns, yet you also have open fields around, so you'll see plenty of wildlife and experience a strong connection to the countryside. You can head out for walks and even stroll to the highly regarded Bird in Hand in neighbouring Wreningham. You're a short drive from the A11 with easy access to Wymondham and Norwich. Both have train stations, with Wymondham being the closest and taking you to Cambridge and onwards to London. Wymondham also has great schools, two supermarkets, a community centre and leisure pool and so much more, as well as a beautiful historic centre.

































# INFORMATION

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## On The Doorstep

The market town of Wymondham with its Abbey, historic centre, Waitrose supermarket and excellent range of shops is some 3 miles to the east and has a railway station with connections to both London and Norwich together with excellent schools including the highly regarded Wymondham College, a state boarding school.

## How Far Is It To?

The property is conveniently situated for easy access to the A11 and routes out of Norfolk. The cathedral city of Norwich is 8 miles away and renowned for its cultural and shopping facilities, restaurants, bars, cinemas, cafes, range of both private and state schools and is the business centre of the area. There are a number of golf courses and other leisure facilities in the area whilst the coast, the Norfolk Broads and Thetford forest are all within easy driving distance. Norwich has a train station with connections to London Liverpool Street and an airport serving domestic, european and international destinations.

## Directions

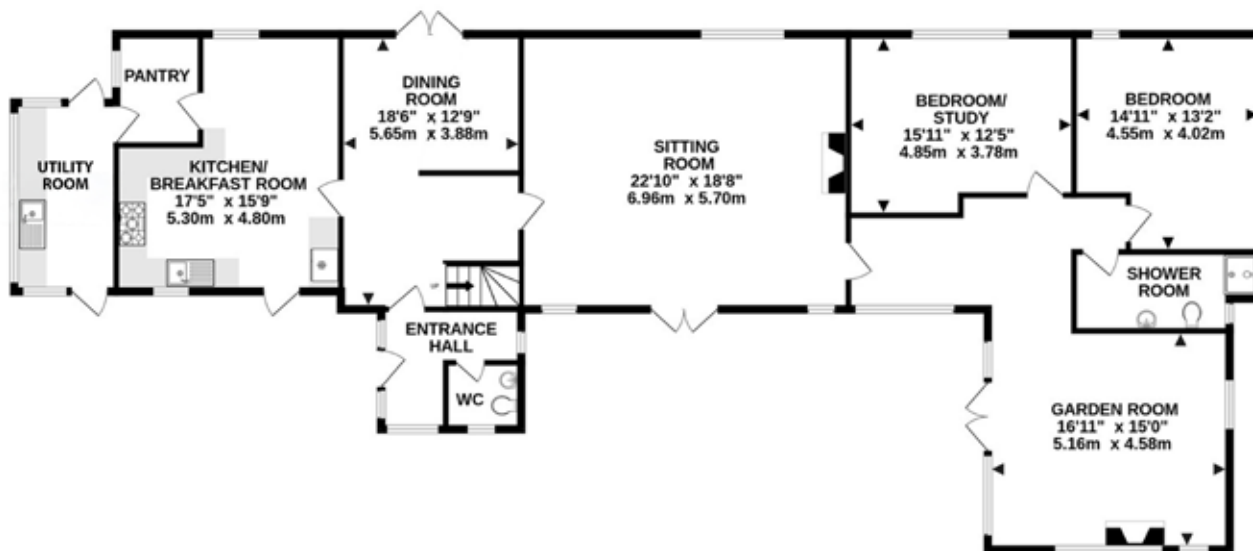
Leave Norwich on the A140 Ipswich road and turn right on to the B1113 Mulbarton road. Follow this road through Mulbarton and then at the roundabout take the second exit onto The Street/B1113 through Bracon Ash. Turn right onto Wymondham Road/B1135 and follow the road past open fields and the turning will be on your right hand side into the driveway leading to Toad Hall and The Old Pump House.

## Services, District Council and Tenure

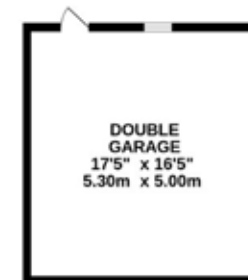
Oil Central Heating, Mains Water, Drainage via Shared Sewage Tank  
Broadband Available - vendors use BT Fibre to the Premises (FTTP)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
South Norfolk District Council - Tax Band F  
Freehold



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



GROUND FLOOR  
1920 sq.ft. (178.3 sq.m.) approx.



GARAGE  
285 sq.ft. (26.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2586 sq.ft. (240.2 sq.m.) approx.  
TOTAL FLOOR AREA : 2871 sq.ft. (266.7 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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.



# FINE & COUNTRY

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