THE OLD RECTORY, Hedenham, Norfolk, NR35 2LD
An outstanding opportunity to acquire a fine period country house
set in about 12 acres with a separate bungalow, gardener’s cottage and a barn

Delightful family home with accommodation over two floors including 6 bedrooms, 4 reception rooms and 3 bathrooms.
Formal gardens including a walled rose garden, outbuildings and fields.

The property offers great potential for improvement.
DESCRIPTION
The Old Rectory comprises an attractive and inviting period country house dating back to the reign of Queen Anne, being a Listed Grade II as a house of architectural and historic interest.

The property has been occupied by a family for forty-five years and has a great deal of character, with flexible accommodation on two floors with 3 main reception rooms, a study, family/games room, 6 bedrooms and 3 bathrooms. The house is well set back from the road and a sweeping drive leads up to the front of the property and round to the rear. There are formal gardens around the house, including a stunning walled rose garden.

The property is a charming family home with income from the bungalow and Gardener’s Cottage. There is scope to adapt the barn if required, subject to the necessary planning consent being forthcoming.

The ground floor rooms work extremely well. There is scope to re-arrange at the rear and the kitchen area could be incorporated into the back family/games room.

The first floor accommodation is well arranged with a particular feature being the galleried landing opening out into the bedroom areas and access to the attic. The property benefits from an oil fired central heating system.

LOCATION
Hedenham is situated in South Norfolk, about 12 miles from Norwich, 4 miles from Bungay and about a mile from Woodton. This is an excellent opportunity to live tucked away in the South Norfolk countryside, yet within easy reach of the capital city of East Anglia and the Waveney Valley. The market town of Bungay provides excellent local shopping and transport facilities. Norwich provides a train service to London Liverpool Street and also has an international airport, together with excellent schools and other amenities.
EN-SUITE BATHROOM

BACK LANDING
Loft access hatch. Sash window to rear aspect.

BEDROOM THREE

BEDROOM FOUR
Radiator. Sash window to side aspect.

BEDROOM FIVE
Radiator. Two built-in wardrobes with matching overhead cupboards. Sash window to side aspect.

BEDROOM SIX
Radiator. Television point. Sash window to side aspect.

BATHROOM
White panelled bath with tiled surround. Suspended wash basin. WC. Towel radiator. Two sash windows to rear aspect.

OUTSIDE
The house stands well in its own grounds, and is surrounded by gardens mainly laid to lawn with flower beds at the front and sides, and many specimen trees. The property is approached from the road via a sweeping driveway leading up to the front of the house. The drive continues round the house leading to the back drive, past the bungalow and Gardener’s Cottage and out onto Rectory Lane. The walled rose garden is towards the rear of the property, with well established shrubs, ‘temple’ and ornamental pond. Adjoining the walled rose garden there was a vegetable
garden which has now been put to lawn, with greenhouse, some stables and a beautiful barn.

The property would suit the equestrian enthusiast, with stabling and fields. The land is divided up into two fields. The grounds are an important feature of this property.

**GARDENER’S COTTAGE**

Gardener’s Cottage is situated to the rear of the main house and offers accommodation including an entrance lobby, kitchen, sitting room, two connected bedrooms and a bathroom. The property has oil fired central heating and double glazed windows and has been much improved and well cared for by the tenants who have been in residence for over 20 years. Gardener’s Cottage is let on an assured shorthold tenancy at a rent of £260 per month. EPC rating: G

**THE OLD RECTORY BUNGALOW**

The Old Rectory Bungalow is currently let and has access to the back drive onto Rectory Lane. This property offers well-presented accommodation including an entrance hall, sitting room, kitchen/breakfast room, utility room, separate WC, three bedrooms and a bathroom. Heating is provided by an oil fired boiler. There is a driveway with ample parking, lawned garden and lovely views from the property. The Old Rectory Bungalow is let on an assured shorthold tenancy at a rent of £650 per month. EPC rating: F

**DIRECTIONS**

From the top of the A146 Trowse bypass heading towards Beccles, turn right onto the B1332 towards Bungay. Travel through Poringland, Brooke and Woodton. Three quarters of a mile after Woodton you will find the house on the left with white railings before you get to the Mermaid Inn on your right.
LOCAL AUTHORITY
South Norfolk Council

SERVICES
Mains water and electricity are connected to the property. There is a private drainage system. Oil fired central heating.

VIEWING
Strictly by appointment with the selling agent’s Norwich Office Tel: 01603 629871

These particulars were prepared in April 2017. Ref: NRS6086
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