The Firs, Silver Green, Hempnall, Norfolk
Norwich - 12 miles
Long Stratton - 4.4 miles
Bungay - 7.7 miles

A charming GRADE II LISTED FARMHOUSE with a wealth of character features, including ornate fireplaces, curved bay window, exposed timber beams and set in 1.85 of an acre (STS). Boasting THREE RECEPTIONS, FIVE BEDROOMS & numerous outbuildings, neatly situated in a peaceful rural location in Hempnall. An excellent opportunity for ‘EQUESTRIAN’ use; or possible ‘HOLIDAY LET’ by converting the outbuildings; or maybe a ‘GLAMPING SITE’ on the meadow (Subject to required planning permissions).

Accommodation comprises briefly of:
- Garden/Boot Room • Sitting Room
- Reception Room • Kitchen/Dining Area
- Study/Office Space • Cloakroom • Boiler Room
- Two Bathrooms (One Ground Floor & One First Floor)
- Five Bedrooms
- Garden & Meadow/Paddock
- Ample Outbuildings
- Double Garage (Alarmed)
- Ample Off Road Parking on Private Drive
- Set on a Total Plot Size of 1.85 Acres (STS)

Outside
The grounds are set in 1.85 of an acre (STS). The garden and adjoining paddock/meadow which has its own gated entrance is mainly laid to lawn with a variety of mature trees and shrubs surrounding. There is a secluded patio area ideal for ‘al fresco’ entertaining and a closed 2 bay cart shed with storage room above. An additional separate outbuilding, which part of is currently used as a hobby room, together with a lean-to covered area ideal for outside entertaining leads through to the double garage with roll top door and the hard standing drive area. There are two further barn buildings; one of which has just been re roofed, located in the plot and could provide a conversion opportunity subject to planning approval. (See floor plan for more details). The property is approached by a shared drive (shared with the neighbouring farmer) leading to the main drive for The Firs.
Fixtures & Fittings
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Oil fired central heating. Mains electricity and water. Private septic tank drainage.

EPC Rating: N/A as Grade II Listed

Local Authority
South Norfolk District Council
Council Tax Band: F
Postcode: NR15 2NW

Agents Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure
Vacant possession of the freehold will be given on completion.

Guide Price £650,000

Location
The Firs is located close to the village of Hempnall which provides a primary school, public house, butchers, village shop, church and active community. The attractive market town of Long Stratton is approx. 4.4 miles distant which provides numerous shops, schools and all other essential amenities which may be needed. The Cathedral City of Norwich lies approximately 12 miles to the north with a mainline rail service to London Liverpool Street (approx. 1hr 54 mins) and Norwich Airport is located on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline are within an easy driving distance of 24 miles.
To arrange a viewing please call us on 01986 888160

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets, etc) are for you and your solicitor to agree with the seller.

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