



Gurneys Manor, Attleborough Road, Hingham,
Norwich, Norfolk

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Gurneys Manor, Attleborough Road, Hingham, NR9 4NQ

A handsome Georgian Manor House sitting centrally in parkland, gardens and grounds with a cottage and extensive outbuildings including commercial premises.

Hingham town centre 0.8 miles, A11 4.5 miles, Attleborough 4.8 miles, Wymondham 7.5 miles, Norwich city centre 15.8 miles, Norwich mainline station 19.7 miles (1 hour 45 minutes to London Liverpool Street or Kings Cross from Attleborough station via Cambridge 2 hours (Cambridge by car 1 hour 7 mins)) North Norfolk Coast 27 miles

Main house: Reception hall | Drawing room
Formal dining room | Sitting room | Study
Kitchen with dining area | Larder | Utility
Flower room | Boot room | 2 Cloakrooms | Cellar
Principal bedroom with en suite bathroom
7 further bedrooms | 3 bathrooms | Store

Cottage: Sitting room | Dining room | Study
Kitchen | Cloakroom | 4 Bedrooms | Bathroom

Outbuildings: Showroom with display area
Storage barn | Offices | Workshops | Sheds
Kitchenette | Toilets | Barn | Greenhouse

Parkland, paddocks, gardens & grounds

About 16.5 acres. EPC: E. Cottage EPC: F.

The property

Gurneys Manor is a fine Grade II listed manor house with outbuildings and a separate cottage. The oldest part of the property dates from the 16th century with an 18th century Georgian front and offers more than 6,000 sq. ft of well arranged accommodation over three floors. It has been in the same family since the 1930s.

The main house displays attractive, traditional décor and fittings throughout, with various

original details including tall sash windows and exposed timber beams in parts. At the front, the elegant drawing room and formal dining room provide splendid spaces in which to relax or entertain, with plenty of natural light and ornate open fireplaces. There is also a comfortable sitting room with exposed beams overhead and a fireplace, while further ground floor accommodation includes the useful study and the flower room towards the rear. The 32ft kitchen and dining area features shaker style fitted units and integrated appliances, as well as plenty of space for a family dining table. South-facing French doors welcome plenty of natural light and an attractive arched door opens onto the terrace of the beautiful walled garden. The utility room, larder, boot room and cellar provide extensive further space for storage and appliances.

There are six double bedrooms on the first floor, including the generous principal bedroom with its en suite bathroom, which has a separate shower unit. There are also three further first-floor bathrooms, as well as a separate WC. The second floor provides two additional bedrooms, as well as a store and an attic space.

The cottage offers comfortable reception rooms with a drawing room, a study and a dining room, plus a well-equipped kitchen. Upstairs there are four bedrooms and a bathroom. It has its own private garden which is orientated away from the main house. This has been used as a rental property for the last 30 years.





Outside

The property can be approached by two gravel drives with a separate drive to the commercial premises. There is a large parking area at the side of the house and leads to the rear, where there is further parking in front of the outbuildings. There are commercial premises on the property, some of which are currently used as a bridal showroom and boutique. Alongside the spacious showroom and display area there is office and workshop space, storage, WC facilities and a kitchenette. Further outbuildings include a barn, a greenhouse and a squash court. The gardens surrounding the house include areas of lawn, a paddock, a wood, as well as a large pond surrounded by trees. Additionally there is a charming walled garden with a terrace, lawn and established flowerbeds. There is also a large field which is ideal for an equestrian enthusiast.

Location

The property lies in a charming rural position just outside the small Norfolk market town of Hingham. The town has an excellent butcher and bakery, the highly regarded White Hart public house, cafés and restaurants, as well as a nationally award winning doctor's surgery and a primary school. The nearby towns of Attleborough and Wymondham, 5 and 7 miles away respectively, offer a choice of shops, supermarkets and other everyday facilities. Wymondham has a Waitrose. Norwich is within easy reach, providing a wide range of further amenities and leisure facilities, as well as an excellent choice of shops and supermarkets. Norwich has an excellent cultural and historical reputation and also has an international airport. There are several renowned independent schools in and around Norwich and Wymondham College prep and senior schools are about 4 miles away. The area is well connected by road, with the A47 and the A11 both nearby. Norwich's mainline station provides regular services to London Liverpool Street, taking approximately 1 hour and 45 mins. Attleborough station provides a regular service to Cambridge (65 mins) and King's Cross.











Floorplans

Main House internal area 6,064 sq ft (563 sq m)

Greenhouse internal area 390 sq ft (36 sq m)

Outbuildings internal area 7,705 sq ft (716 sq m)

Cottage internal area 1,664 sq ft (155 sq m)

Total internal area 15,823 sq ft (1,470 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8589855/DST

Directions

From Norwich, take the A11 southwest away from the city centre and the B1135 exit towards Dereham and Wymondham. Take the third exit at two consecutive roundabouts, then take the second exit at the following roundabout to remain on the B1135/Tuttles Lane East. After two miles, turn left onto Wymondham Road and continue for 2.5 miles before turning left onto the B1108/Hingham Road. Continue for 2.3 miles, and in Hingham, turn left onto Attleborough Road. After 2/3 of a mile the private entrance to the property is on the right hand side currently showing a Boutique of Dreams sign. What3words: purified.supposing.comic

General

Local Authority: South Norfolk Council

Services: Private drainage, mains water, oil fired central heating, mains electricity, superfast broadband. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band G

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £2,350,000

Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com

struttandparker.com

[@struttandparker](https://www.instagram.com/struttandparker)

[f/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited