



Hempnall House, Lundy Green, Hempnall, Norfolk

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Hempnall House

Lundy Green, Hempnall, Norfolk NR15 2NU

A handsome five bedroom country house with self-contained annexe and separate two bedroom cottage

Long Stratton 4.3 miles, A11 11 miles, Norwich Station 12.3 miles, Central Norwich 13 miles, Norwich Airport 16.3 miles, M11 (J9a) 68 miles

Hempnall House: Entrance hall | Sitting room
Dining room | Kitchen | Snug/Family room
Study | Laundry room | Pantry | Rear entrance hall | Family shower room. EPC - G

Annexe: Entrance hall/study | Kitchen/dining room | Principal bedroom with en suite shower room | Bedroom 2 | Shower room. EPC - E

The Stables: Kitchen / Dining room | Principal bedroom with en suite bathroom | Bedroom 2
Family shower room. EPC - D

Outside: Carriage driveway | Off street parking for several vehicles | Barn/workshop with WC
Double garage | Cart Shed | Formal and informal gardens

In all about 5.67 acres.

The property

Hempnall House is a handsome Grade II listed country residence that offers over 3,900 sq. ft. of charming, light-filled accommodation with a plethora of retained period features, including crow-stepped gables, intricate brickwork and feature fireplaces, original sash windows, timber beams and decorative cornice.

The grand entrance porch opens to the central hallway with stairway, on either side of which is a fine dual-aspect living space with an eye-catching feature fireplace: a formal dining room and a sitting room opening directly onto the in-keeping, heavily beamed kitchen. The kitchen has a freestanding log-burning stove and a

range of shaker-style wooden cabinetry and worksurfaces, with various built-in appliances, a butler sink and access through to a rear porch, laundry room, larder and a well-appointed utility. The secondary hallway with its additional stairway flows naturally into a cosy family room with views to the pretty landscaped grounds, a shower room and a comfortable office opening to the garden.

The split-level first floor houses 4/5 well-proportioned bedrooms with a range of bespoke fitted wardrobes and far-reaching elevated aspects, one of which is currently being used as a playroom. The rooms are well served by two luxurious bathrooms on the floor.

Outside

The historic residence sits well within its 5.67 acres, approached via private brick-pillared wrought iron gates to a sweeping in-and-out gravelled driveway, which gives access to the double garages, 38 ft. two-storey timber-clad barn and triple carports. The impressive, landscaped grounds comprise extensive formal level wrap-around lawns bordered by a wealth of mature tree lines, hedging and established planting, with a small lake and stream to the front and espaliered trees, a sunny terrace, courtyard and more formal planting to the rear.

Location

Hempnall House sits on the edge of the popular village of Hempnall which has a range of everyday facilities including a store, garage, Post Office, doctor's surgery and schooling. Nearby Long Stratton offers more extensive amenities with leisure centre, library, butchers and public houses. Within 10 miles are the market towns of Wymondham, Harleston and Bungay all offering further services. The Cathedral City of Norwich is 8 miles to the north and offers a range of entertainment, cultural amenities and excellent schooling. Norwich has a main railway station providing regular service to London and Cambridge. On the north side of the City is Norwich international Airport which caters for both domestic and international flights.





Floorplans

House internal area 3,942 sq ft (366 sq m)
Garage & Cart Stand internal area 865 sq ft (80 sq m)
Barn Building internal area 1,265 sq ft (118 sq m)
Cottages internal area 1,754 sq ft (163 sq m)
For identification purposes only.



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

Leave Norwich heading south on the A140 passing through Newton Flotman and Upper Tasburgh. Take the first exit at the roundabout onto the B1527 through Hempnall and then take the right hand turn onto Alburgh Road (signposted Hempnall Green 1/2 mile), continue until you reach the Three Horseshoes pub and take the right hand turn onto Lundy Green. Continue through the village and upon exiting, Hempnall House can be found on the right hand side.

General

Local Authority: South Norfolk Council

Services: Mains electricity, gas and water.

Private drainage. Gas central heating. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band G

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Tenure: Freehold

Guide Price: £1,500,000

Norwich

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