



Burgate Hill House, Hainford, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Burgate Hill House, Newton Road, Hainford, Norwich, Norfolk, NR10 3LT

A substantial detached five bedroom Edwardian family house set within generous gardens

Norwich 7 miles, Aylsham 7 miles, Cromer 17 miles, Holt 18 miles

Ground floor: Entrance hall | Sitting room | Kitchen / Dining room | Lounge | Snug | Garden room | Family room | WC

First floor: Principal bedroom | Four further bedrooms | Two family bathrooms | WC

Outside: Private driveway | Off street parking for several vehicles | Lawned gardens | Natural pond | Generous outbuilding

In all about 1.27 acres

EPC - E

The property

Burgate Hill House is a substantial detached five-bedroom Edwardian house of brick construction under a tiled roof. The property is light and airy and offers well-proportioned family-sized accommodation with generous reception rooms on the ground level and spacious bedrooms on the first floor, with views over the private gardens. The property has retained many period features including ornate cornicing, timber panelling and flooring, exposed internal exposed brickwork and beams and original fireplaces.

The spacious reception rooms offer excellent entertaining and living space with access out from the garden room onto the rear lawned garden overlooking the natural swim pond.



Outside

The property is access via a private driveway with parking for several vehicles. To the rear of the house are lawned gardens with shrub and hedge borders and a generous patio seating area. At the bottom of the garden is a large outbuildings which the current owners use for storage which sits adjacent to the swim pond.

Location

Burgate Hill House is situated in a prominent position just to the south of the village of Hainford and is well located for easy access into Norwich to the south and Aylsham to the north.

The cathedral city of Norwich (7 miles to the south) has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a mainline railway station to London Liverpool Street and an expanding airport to the north of the city.

Aylsham (7 miles to the north) is a picturesque and popular market town which is renowned for its fine architecture, attractive market square, shopping, banking and transport facilities.

Directions

Leave Norwich heading north on the A140 Cromer Road and take the right-hand turn at Newton St Faith onto Manor Road and take the first turn left. Continue around the Bendor on Newton Street and continue out of the village, where Burgate Hill House can be found on the right-hand side.

General

Local Authority: Broadland District Council

Services: Mains water, drainage and electricity. Oil fired central heating.

Council Tax: Band G

Tenure: Freehold

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.



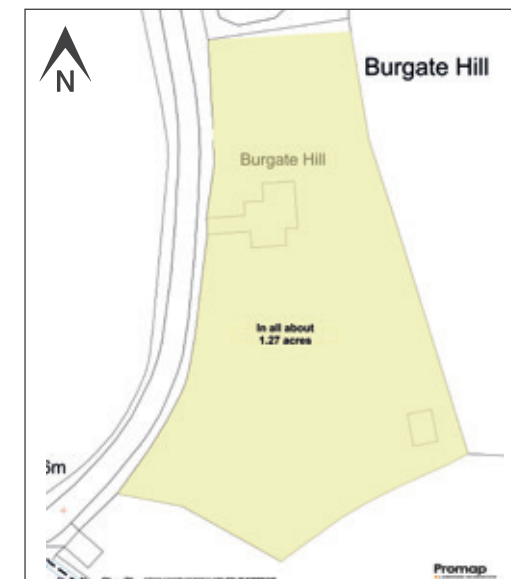
Floorplans

Approximate Gross Internal Area = 282.5 sq m / 3040 sq ft

Outbuilding = 57.3 sq m / 617 sq ft

Total = 339.8 sq m / 3657 sq ft

For identification purposes only.



Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Guide Price: £685,000

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

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

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

© WFP Photography Ltd 2024 | www.williamspitt.co.uk

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 September 2024, Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



OnTheMarket

STRUTT & PARKER

BNP PARIBAS GROUP