

**OUTSIDE contd/**

A detached garage (with light) offers enough height for a commercial van/work vehicle whilst the adjacent building is currently divided into two – one section offering workshop and plenty of storage space, the other offering further garage space and a further internal storage room; this building has both power and light connected.

**Our Ref: L0958**



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Estate Agents & Valuers



**Bungay Road, Hempnall, Norwich, NR15 2NG**



Beatrix Potter Cottage  
The Street  
Long Stratton  
Norwich  
NR15 2XJ

[www.whittleparish.com](http://www.whittleparish.com)  
[longstratton@whittleparish.com](mailto:longstratton@whittleparish.com)  
01508 531331

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**Guide Price £725,000 - £750,000**



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# Property Features

- 4 bedrooms
- Council Tax Band C
- 2 bathrooms
- Freehold
- Garage and outbuildings
- Energy Efficiency Rating D.
- Summerhouse/entertainment area
- Grounds extending to approx. 3.75 acres

## Full Description

### A PLACE IN THE COUNTRY

The picturesque and vibrant South Norfolk village of Hempnall is nestled in rural countryside, sitting amidst a criss-cross of foot and bridle paths offering the opportunity of wonderful walks through farmland, woods and copses where wildlife abounds. This is a place where the famous, endless Norfolk skies, so highly prized by artists, poets and painters dominate the horizon and where if the day is clear, the most glorious sunsets can simply take your breath away. A far cry from the dusty race of town and city, is a community of village dwellers allowing as much or as little involvement in village life as one would wish. As you leave the village eastwards, The Bungalow can be found tucked away just beyond a gentle bend in the road.

### NORFOLK LIFE AND LIVING

The village itself offers many day-to-day amenities including a sought after beautiful Victorian Primary School village store with post office, garage, Drs' surgery, Paws Indoors Veterinary Surgery, active village hall with regular classes and private hire available, hard surface tennis courts and playing fields. The Hempnall Village Bakery is a small family run, award winning artisan bakery business producing fresh sourdoughs, Italian olive oil breads and delicious cakes and is located on the street, along with the Village Store. At the heart of the village the imposing St Margaret's Church is found which has its origins in Saxon and Saxon-Norman times.

The County Town and cultural centre of Norwich is just 12 miles to the north offering a wide array of both High Street and individual shops, theatres, cinemas and plenty of sporting activities including The Norfolk Snowsports Club, home to dry slope skiing, snowboarding and tubing, so providing something for everyone.

The larger village of Long Stratton, just a few miles to the south, has a well-stocked and modern Co-op, library and butcher's shop to name but a few and caters for most everyday needs. The High School in Long Stratton provides senior schooling to children from the surrounding villages whilst a recently refurbished leisure centre offers an array of sporting and leisure activities.

### THE PROPERTY

The Bungalow itself is approached over a sweeping gravelled driveway through a five-bar gate and is well positioned on its generous plot of 1.08 acres with gardens to one side and an expansive grassed area to the south which could easily be used as a home paddock if required. The remaining 2.75 acres can be found directly on the other side of the road. There are many potential opportunities here, whether equestrian, horticultural, leisure – or simply just the space to roam and enjoy the outdoors.



The property was constructed in the 1950s by respected local builders Woolnough and Cogman for the current family and has been a wonderful family home through the generations. The current owners have sympathetically extended and modernised the property to provide a welcoming, practical and delightful home for our demanding 21st century expectations and as such provides a huge degree of versatility to suit different needs and lifestyles.

### A WELCOME HOME TO ALL

A spacious and welcoming entrance hall is approached via the original, restored front door with its delightful stained-glass panel. There are stairs to the first floor and doors to the sitting room, shower room and three bedrooms. There is plenty of room here for a desk, a reading nook or perhaps a play space. As you open the door into the sitting room, expect to take a breath as the uninterrupted views from the two large windows materialise in front of you. When you are able to draw yourself away, take in the calm spaciousness of the room and note the brick fireplace (which is currently sealed but could easily be opened once more to provide an open fire or installation of a wood burner). A smaller window to the rear aspect provides further light to this bright and welcoming space.

A lobby area is approached through a second door from the sitting room and leads into the kitchen/dining/family room and also provides access to the utility room with a further partially glazed door leading out to a gravelled path and on to the drive.

The bright and sunny triple aspect kitchen/dining/family room provides a welcoming open space so sought after for today's living and has plenty of room for the whole family and more, to get together. Double doors lead out to the garden whilst the kitchen itself offers ample storage and worktop space. There is room for a large dining table and chairs. The uninterrupted views from the kitchen are likely, quite literally, to tie you to the kitchen sink.

The modern ground floor shower room contains a modern three-piece suite including a large and roomy shower cubicle, serving the three ground floor bedrooms.

All three ground floor bedrooms are spacious and light, beautifully presented double rooms, all with the benefit of fitted wardrobes. Bedroom 4 has a dual aspect and is currently used as an office and work space.

At the top of the stairs is the main bedroom – such a feature of the property with its character and delightful cottage ambience. Storage and wardrobe cupboards go into the eaves whilst the calming en-suite bathroom provides the ideal place to relax, unwind and drift away at the end of the day.

### OUTSIDE

A long, gravelled driveway leads to an ample turning and parking area, providing space for a number of vehicles. The Bungalow is surrounded by gardens hosting mature trees and shrubs including pear, apple, plum, acer, copper beech and silver birch to name but a few. A blackberry hedgerow provides an abundant harvest of fruit and is interspersed with wild raspberry whilst the idyllic country life is complimented by the constant wildlife visitors including pheasants, muntjacs and barn owls.

There are seating and patio areas to take in the best of the views and the sun all day through whilst the fondly named Hut with green oak posts, in part emulating an open cart shed was a bespoke design commissioned by the owner and constructed just four years ago. This now provides the most wonderful entertaining space and verandah, complete with prepping/kitchen area (or ideal as extra occasional guest accommodation, being fully insulated) and is the spot where memories of special get togethers will be made for years to come.

