



Redhouse Farm
The Street | Hardwick | Norfolk | NR15 2AB

A RELAXING RETREAT



“There are centuries of history at this Grade II listed former farmhouse,
with wonderful character features to be found within.
It’s also been sympathetically extended to offer modern, open plan living alongside the original parts
and the whole things works brilliantly together.
Ideal for a family, with a spacious garden and lovely peaceful position,
it’s a retreat from the hustle and bustle of everyday life.”



KEY FEATURES

- A Wonderful Grade II Listed Former Farmhouse situated in the Village of Hardwick
- Four Bedrooms and a Family Bath/Shower Room
- Kitchen/Breakfast Room with Separate Utility
- Pantry, Boot Room and WC
- Two Reception Rooms and a Garden Room
- Two Spacious Landing Areas used as a Gym on the First Floor and a Study Area on the Second Floor
- Double Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 2,644sq.ft
- No EPC Required

In a quiet but friendly village, with access to Norwich, Diss, Harleston and Long Stratton, this home enables you to unwind in a delightful and secluded setting, with glorious walks through beautiful countryside on the doorstep. Updated and extended by the current owners whilst preserving the authentic character, the old and the new sit side by side very comfortably here.

Brimming With Charm

The original parts of this attractive farmhouse date back to the 17th century. It's a timber framed building that was then faced with brick in the 19th century and is now rendered. The current owners came here when their children were young teens, almost 30 years ago, and it's been a very happy home, working well through the teenage years, as the children flew the nest, and now as they return with their own families in tow. The owners have carried out some major improvements during their years here, including replacing the roof, adding central heating, a new waste treatment plant, extending to create a superb open plan kitchen and living space with underfloor heating and upgrading the family bathroom, which again has underfloor heating.

Space That Flows

The original part of the ground floor is made up of two spacious reception rooms, each with an original fireplace. Unusually, one has an open fire, a lovely thing on a cold winter night, with a log burner in the other. Both have original oak beams and are full of character. The dining room has double doors to the new extension, which has a very attractive garden room, with doors to the south-east and south-west, open to the kitchen, complete with a wonderful walk-in pantry, which in turn leads to a breakfast room for informal dining or additional seating. This would also be great as a playroom if you have younger children.





KEY FEATURES

This whole part of the house is perfect for family gatherings and the owners really love to have their children return home for birthdays, summer barbecues or Christmas celebrations and having this open area works a treat. There's also a utility room, boot room and cloakroom on the ground floor. There are two staircases to the upper floors – which means every bedroom has independent access. There are two double bedrooms on each of the first and second floors, sharing a very attractive family bathroom with a feature rolltop bath and a large shower. Both floors have an unusually spacious landing, which allows them to be used as spaces in their own right – one currently houses fitness equipment and the other is a home office. This adds to the flexibility of this versatile home.

Fresh Air, Open Fields

Outside there's plenty of parking, plus a double garage. There are gardens to the front and to the rear, so lots of room to sit out, relax and enjoy! The rear gardens are very private and you back onto open fields, so you're not overlooked out here. There's a greenhouse and summerhouse, apple trees, a wildlife pond and various seating areas from which to appreciate the different aspects and to catch the light at different times of day. It's incredibly peaceful and you'll see lots of wildlife, including a huge variety of birds. Beyond the farmhouse, you'll find a quiet village where community life centres around the village hall. Long Stratton is only around 3 miles away and has a shop, several pubs, a library, GP surgery and more, then you have Harleston, Norwich and Diss to choose from for a wider range of amenities.





























INFORMATION



On The Doorstep

Hardwick is a small, picturesque village found to the south of Norwich. Hempsall is only 4 miles away with its village shop and post office plus a primary school, a local vets surgery and a village hall. The larger village of Long Stratton has a broad range of amenities including schooling, supermarkets, public houses, restaurants and takeaways as well as various other smaller high street shops. There are also bus routes to Norwich whilst you have direct access to the A140 which is one of the main routes leading both in and out of the county.

How Far Is It To?

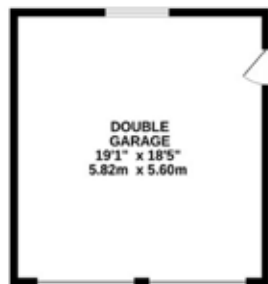
Hardwick is approximately 11 miles from the thriving market town of Bungay, which boasts many historic attractions including the ruins of Bigod's Castle. There is a theatre and several churches and a variety of individual and specialist boutiques including a wealth of antique shops, restaurants, cafes and bars plus a modern indoor swimming pool and a weekly market on Thursdays. Norwich is located approximately 14 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The attractive market town of Diss is approximately 12.5 miles south west with its large variety of shops, auction house and a museum. It too boasts a main line rail link to London Liverpool Street.

Directions

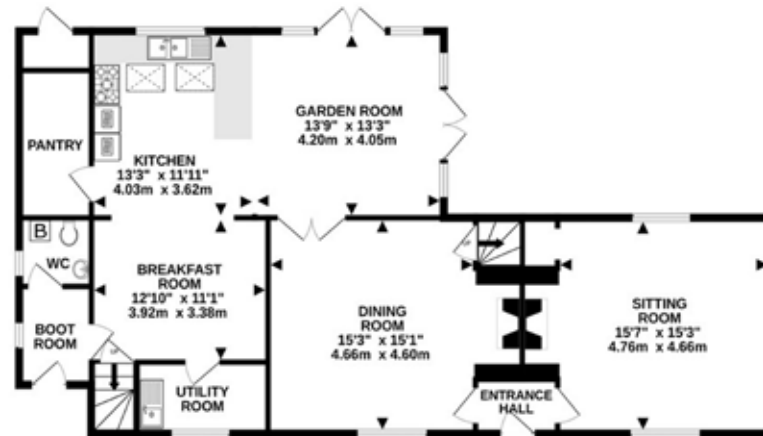
Leave Norwich on the A140 Ipswich Road heading south passing through the villages of Newton Flotman and Tasburgh before taking a left hand turn at the roundabout onto the B1527. Continue on this road for approximately 1.9 miles before turning right onto The Street towards Fritton. Continue on this road for 3 miles. As you enter the village of Hardwick, take the first right turn onto The Street. The property is approximately 250 yards on the left.

Services, District Council and Tenure

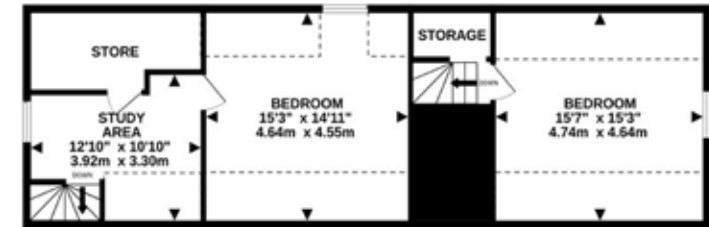
Oil Central Heating, Mains Water, Drainage via Water Treatment Plant
Broadband Available - FTTC - Vendor uses TalkTalk
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band F
Freehold



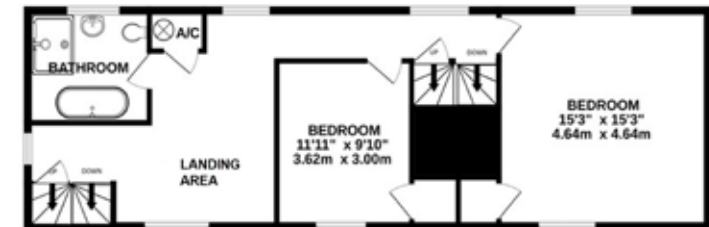
GARAGE
351 sq.ft. (32.6 sq.m.) approx.



GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



2ND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2644 sq.ft. (245.7 sq.m.) approx.
TOTAL FLOOR AREA : 2995 sq.ft. (278.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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NB - DASHED AREA DENOTES RESTRICTED HEAD HEIGHT

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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