



Brunel House, Potash Lane, Hethel, Norwich, NR14 8EY

twgaze





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An opportunity to explore a home with the uniqueness of blending modern living with historical character. With period features set in 0.6 acres of land in a semi-rural location.

**Guide Price £775,000**





- **Grade II listed home**
- **Detached five bedroom**
- **Renovated to a high standard**
- **Lounge with woodburner**
- **Set in 0.6 of an acre**
- **kitchen and separate utility room/boot room**

### **Location**

Brunel House can be found in the semi-rural location of Hethel, providing easy access to the historic market town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose. For the commuter, there is easy access onto the A11, train stations at Wymondham, Attleborough (Norwich to Cambridge line with changes to London Kings Cross), Stansted Airport and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 11 miles.

### **The Property**

This charming Grade II listed, detached cottage is set in 0.6 acres of picturesque rural land, offering the perfect blend of historic character and modern luxury. Lovingly restored by the current owners from 1997. The property has been meticulously updated to a high standard while retaining its period features, including exposed beams, brickwork, and a wood burning stove.



The heart of the home is the spacious lounge, which includes a cosy seating area and a separate dining area, creating a welcoming space for family and guests. The kitchen offers a stunning fusion of contemporary design and traditional craftsmanship, featuring high-quality units, "Iroko" wood worktops, a double range oven and integrated Bosch appliances. A stylish central island with the electric induction hob and seating offers a perfect spot for casual dining or entertaining, there is a "draft lager tap" making it ideal for those who enjoy hosting gatherings.



There is a ground floor w.c/shower room and utility room/boot room with direct access to the rear garden.

Set over three floors with winding staircases giving a glimpse to the property's historic roots. On the first floor there are two bedrooms with en suite shower rooms, third bedroom and family bathroom. On the second floor there are two bedrooms both built into the eaves with exposed beams, one with en suite shower room. Both are accessed via their own personal staircases.

The property benefits from three-phase electrics, ensuring robust and efficient power for all needs. Additionally, a brand-new air source heat pump has been installed, offering an energy-efficient and eco-friendly solution for heating the home. For those with electric vehicles, a 21kW fast car charging point is available, making it even more convenient for buyers looking for sustainability and modern amenities.

These thoughtful upgrades further enhance the property's appeal, providing the perfect balance of historic character and contemporary living in a picturesque rural setting.

**The Outside**

Nestled within 0.6 acres of beautifully landscaped land. Brunel House boasts a large private driveway offering secure off-road parking, ensuring plenty of space for vehicles. The expansive front lawn adds to the appeal, providing a picturesque view from the cottage. To the rear, a small wooded area enhances the property's natural beauty, offering a peaceful and private setting.

For added convenience, there is a second gated driveway, providing discreet and secure access. This additional access is perfect for those in need of storage for a motorhome, caravan, or boat, making the property ideal for those with outdoor hobbies or a love for travel.

**Services** - Mains electricity, mains water and private drainage, broadband. Heating is via brand new air source heat pump.

**Viewing** - Strictly by appointment with TW Gaze.

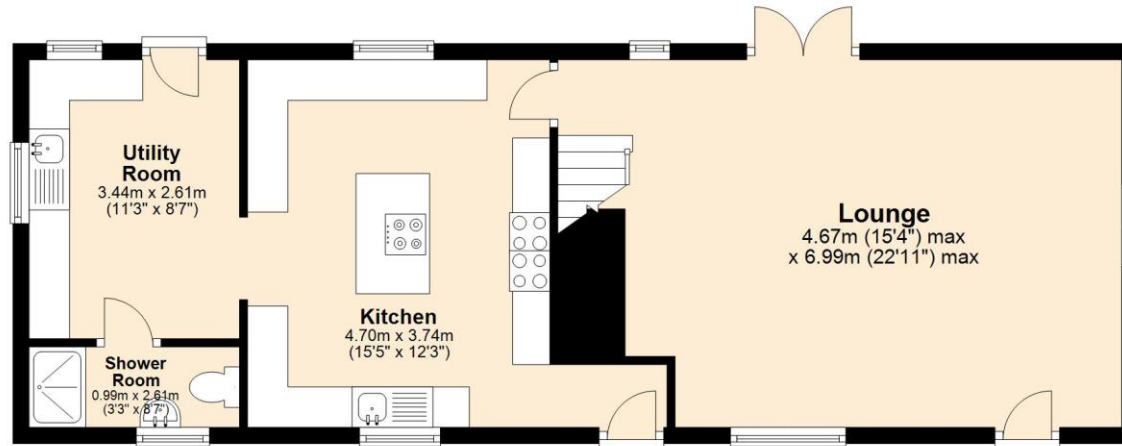
**Freehold**

**Council Tax Band – C**



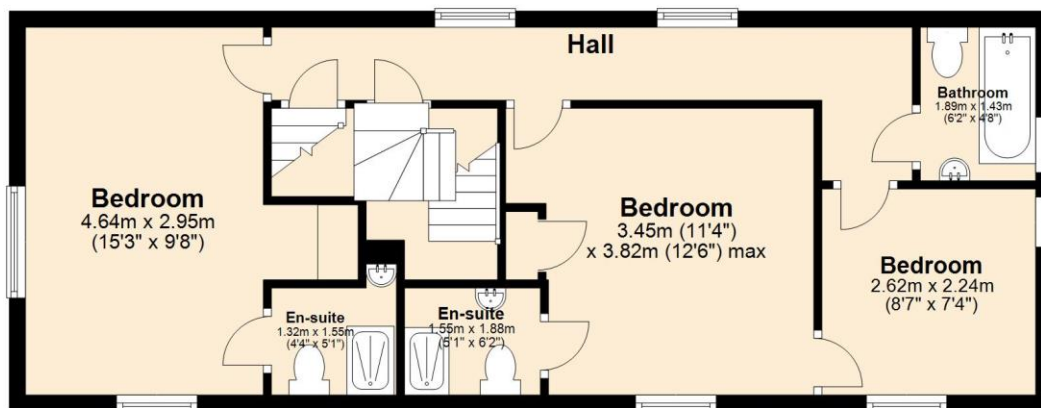
## Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



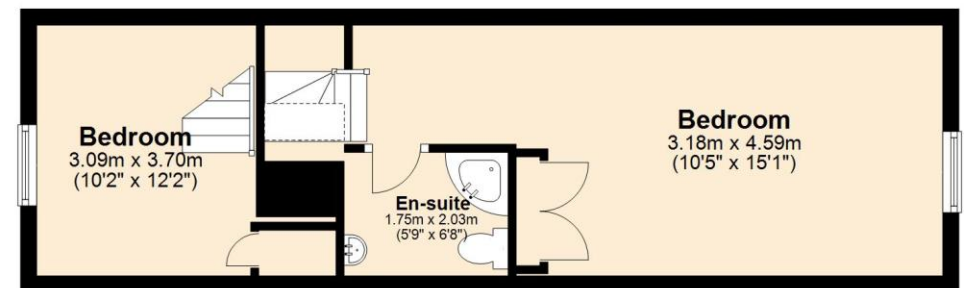
## First Floor

Approx. 56.1 sq. metres (603.5 sq. feet)



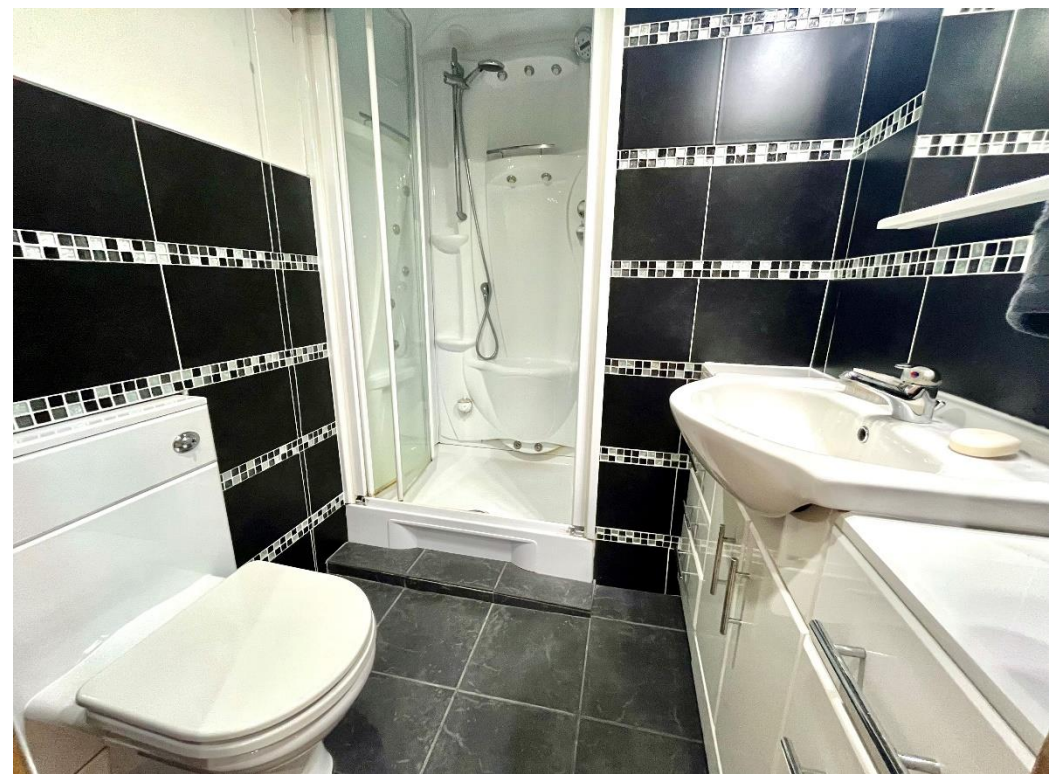
## Second Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 151.6 sq. metres (1631.8 sq. feet)









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