



Potash Lane | Hethel | NR14 8EY  
£700,000

twgaze



# Potash Lane | Hethel | NR14 8EY £700,000

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- Offers in excess of £700,000
- Grade II listed home
- Exposed Beams
- Lounge with woodburner
- Three bedrooms with en suite
- Detached five bedroom
- Set in 0.6 of an acre
- Air source heat pump
- kitchen and separate utility room/boot room
- Renovated to a high standard

## Full Description

### Location

Brunel House can be found in a semi rural location within easy access of the historic market town of Wymondham with a large variety of shops, restaurants, cafes 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 cozy 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, and 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 floor with winding staircases giving a glimpse to the properties historic routes. 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 eves with exposed beams and 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.

#### How to get there

[huddle.fast.pampering](#)

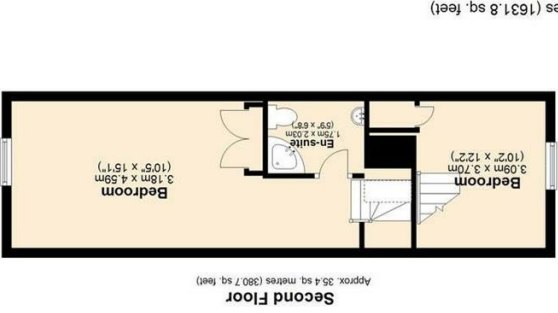
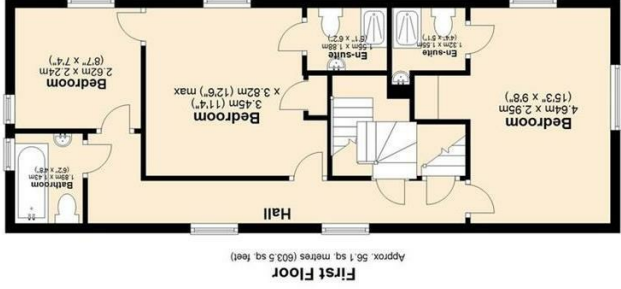
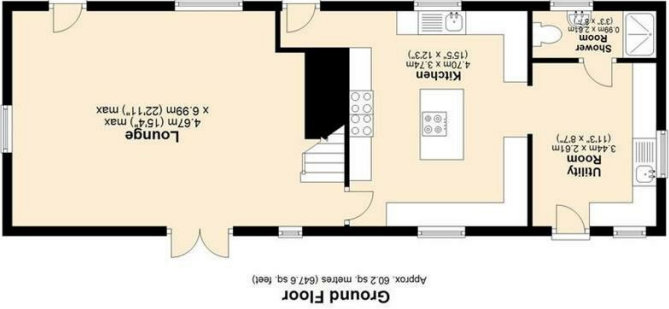
#### Viewing





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(45-54)	
E	
(39-44)	
F	
(29-38)	
G	
(1-28)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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