



THE STORY OF

The Hollies

Hempnall, Norfolk

SOWERBYS



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The Hollies

Hempnall, Norfolk
NR15 2AD

Grade II Listed Home

Abundance of Character

Elegant Drawing Room

Dining Room and Family Room

Kitchen /Breakfast Room

Office, Cellar, Utility and Cloakroom

Three First Floor Bedrooms,
Bathroom and Shower Room

Two Attic Bedrooms

Wide Range of Outbuildings

Gardens and Meadows Spanning
Approximately Four Acres (STMS)

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The Hollies is a delightful Grade II listed residence located in the heart of this sought-after south Norfolk conservation village.

Brimming with character, the home features fine pamment flooring, working shutters and fireplaces, with a light, airy feeling throughout. The accommodation is both comfortable and refined, with an atmospheric dining room perfectly positioned just off the kitchen/breakfast room. The family room offers a cosy retreat for quiet nights in, while in the summer, french doors open to reveal stunning views of the garden. The elegant drawing room, with its high ceiling and abundant natural light, boasts a wood-burning stove and french doors leading to the garden. The ground floor also includes an office, utility room, cloakroom, and cellar larders.

The first floor houses a large landing and three generously sized bedrooms, each offering lovely views of the grounds, along with a family bathroom, and a separate shower room. The top floor features two vaulted attic bedrooms and a box room.

Outside, the gravel driveway provides ample parking and a long stable block, providing garaging, storage and living spaces including a library, wine store and large studio. There are also a greenhouse, potting shed and charming small games house.

The beautifully landscaped grounds exude the charm of a quintessential English country garden, comprising lawns, borders of perennials and roses, herb and kitchen gardens and fruit tree areas. Across a bridge two water meadows offer a serene park-like setting, with wild daffodils, cowslips, snowdrops and fritillaria meleagris in abundance in spring. Approximately four acres (STMS), this is a rare find within a village location.











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 purchaser or tenant. 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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Hempnall

HISTORIC CHARM, SCENIC STROLLS
AND COMMUNITY SPIRIT



The popular village of Hempnall is situated approximately 11 miles south of the Cathedral city of Norwich and 5 and 15 miles from the market towns of Bungay and Diss respectively.

The village offers a friendly community feel with a beautiful medieval church at its heart, thought to date back to the 14th century. Unusually well resourced for a village, it offers a village shop with post office counter, community run bar at the Mill Centre, a village hall, two working garages, a GP surgery and a good school.

The surrounding countryside offers excellent opportunities for hiking and cycling enthusiasts, with quiet footpaths providing a peaceful way to explore the rural beauty of Norfolk.

Hempnall is connected locally by a regular bus service, with train service access regionally and nationally at either Norwich or Diss. Both the Broads and the Norfolk and Suffolk coastal areas are easily accessible by car.



SERVICES CONNECTED

Mains water and electricity. Drainage and heating to be confirmed.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///breath.publisher.greet

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