



THE STORY OF

The Old Vicarage

Hempnall, Norfolk

SOWERBYS



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The Old Vicarage

Hempnall, Norfolk
NR15 2AD

Richly Historic Period Home

Lovingly Restored Under Current Ownership

Approx. 6,000sqft of Enchanting Accommodation

Six/Seven Bedrooms

Highly Sought After Village Location

Wealth of Original Features

1.7 Acres of Fine Grounds

Selection of Period Outbuildings

Superb New Triple Garage with Studio Over

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Standing proudly beside the picturesque St Margaret's Church, The Old Vicarage is a truly exceptional home that blends rich history with refined modern living. Boasting almost 6,000 sq. ft of captivating accommodation, this remarkable property has been lovingly restored by the current owners, preserving its historical significance while ensuring it meets the demands of contemporary family life.

The Norfolk Historic Buildings Group has taken great interest in The Old Vicarage, and, using evidence-based techniques such as dendrochronology, has dated the original building to around 1500, as a single "open hall", its character still beautifully evident throughout. Today, The Old Vicarage stands as an extraordinary family home, full of charm, elegance, and versatility.

Stepping through the front door beneath a charming Victorian-style veranda, you are immediately embraced by the warmth and grandeur of this unique residence. The ground floor unfolds into an array of stunning reception rooms, each with its own distinct character. The sociable kitchen and breakfast room serve as the heart of the home, offering the perfect space for casual dining and family gatherings. Two beautifully individual sitting rooms provide a sense of both intimacy and grandeur, while the striking panelled dining room is the perfect backdrop for hosting unforgettable dinner parties and festive celebrations.

A spectacular addition to the home is the breathtaking orangery, harmoniously matched to the original building's architecture. Bathed in natural light, this space boasts breathtaking views over the magnificent walled gardens and the neighbouring church, creating a truly serene setting to relax and unwind. Double doors open onto a spacious patio, seamlessly extending the living area and providing the perfect spot for outdoor entertaining or quiet enjoyment.



There are so many really special places in this house which tell an amazing story of its history and iterations.





Ascending the striking original staircase, the first floor reveals four generous bedrooms, each exuding charm and character. The principal suite is a sanctuary of indulgence, offering grand proportions, exquisite detailing, and a luxurious en-suite bathroom. An additional en-suite bedroom serves as an exceptional guest suite, while two further double bedrooms are well-served by the beautifully appointed family bathroom. A further room on this level provides flexibility as an additional bedroom or a delightful study.

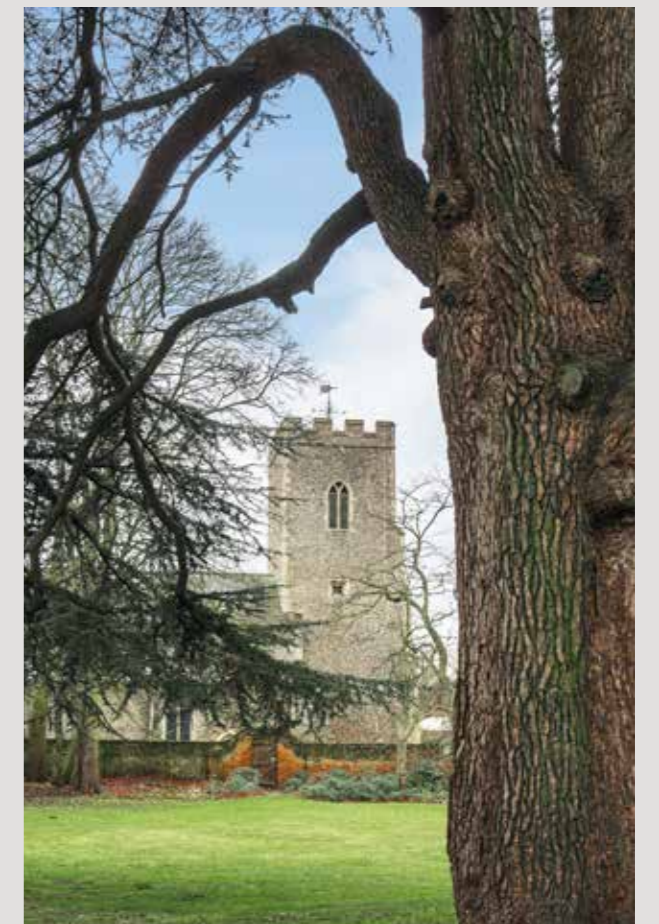
The second floor offers two more characterful bedrooms, flanking a spacious landing. This top floor is perfect for extended family visits, hobby rooms, or creative studio spaces, offering the flexibility to suit a variety of needs.

Set within approximately 1.7 acres of breathtaking grounds, The Old Vicarage boasts some of the finest gardens in the area. Manicured lawns are interspersed with majestic mature trees, while tranquil wildflower meadows add to the sense of peace and seclusion. These remarkable walled gardens provide a private sanctuary, ideal for family life, outdoor entertaining, or simply soaking in the beauty of nature.

The property is further enhanced by an array of period outbuildings, including multiple stores and the original coach house/stable block, which offer excellent storage or potential for further use. A newly built triple garage sits alongside the electric gates and secondary parking area, providing extensive space for vehicles. The garage additionally offers an EV charger for modern convenience. Above the garage, a superb studio offers endless possibilities—whether as a home office, gym, or creative retreat.



We have lived here for over 27 years, renovating and restoring the property to its true historical context...it's been a labour of love.





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 15 miles north of the market town of Diss and approximately 11 miles south of the Cathedral City of Norwich.

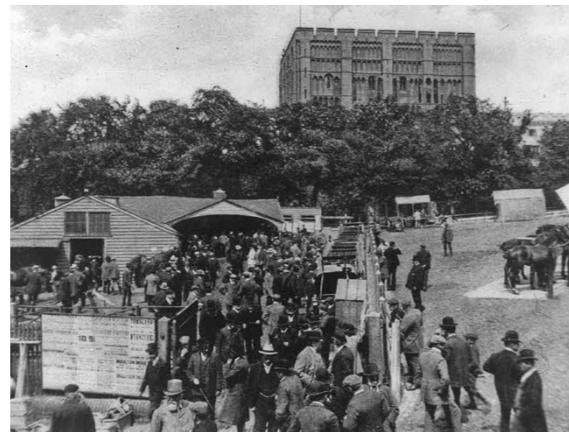
The village offers a lovely community feel with a beautiful Saxo-Norman church at its heart, thought to date back to the 13th century, showcasing stained glass windows and historic gravestones.

Take a leisurely stroll through the village and explore its picturesque lanes, historic cottages, and well-maintained gardens. The village green is a particularly scenic spot. The surrounding countryside offers excellent opportunities for hiking and cycling enthusiasts. The quiet country lanes and footpaths provide a peaceful way to explore the rural beauty of Norfolk.

Locally, the village shop, now a well-stocked Morrisons Daily and only 150m from The Old Vicarage, offers a range of essentials, local produce, and baked goods. Hempnall Mill Bar, located in the heart of the village, is a dog friendly establishment offering a range of drinks and a different food truck every Friday evening. The Countryman Pub, just 2 miles away, offers a warm atmosphere and a menu of classic pub fare. It's a great spot to relax with a pint of local ale or enjoy a hearty meal.

Within easy commuting distance, Norwich offers a range of attractions, including Norwich Cathedral, Norwich Castle Museum, and The Norwich Lanes for shopping and dining as well as boasting a range of outstanding schools.

Hempnall is accessible by car via the A140 and is within a reasonable distance of major towns like Norwich and Diss. Public transport options include buses that connect the village with surrounding towns.



Note from the Vendor



“The Old Vicarage is a wonderful family home with spacious grounds, it has been a truly special place to bring up our own family.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref: 2000-3568-0222-5328-3173.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mountains.dressy.emerge

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*

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more than a home
for the homeless

 **mind**
Norfolk and
Waveney

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Charity**
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