



THE STORY OF

# Brunel House

*Hethel, Norfolk*

SOWERBYS





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Hethel, Norfolk  
NR14 8EY

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Characterful Grade II Listed Property

Fully Renovated Throughout

Impressive Sitting Room with Wood Burner

Well Fitted Kitchen Breakfast Room

Utility Room and Cloakroom

Three First Floor En-Suite Bedrooms

Two Attic Bedrooms, One En-Suite

Parking with Three-Phase EV Charger

Grounds of Just Over Half An Acre

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This exquisite Grade II listed timber-framed home is a beautifully restored slice of history, seamlessly blending period charm with modern comfort. Thoughtfully renovated to an exceptional standard, it features exposed wooden beams throughout, creating a warm and atmospheric retreat. Set within just over half an acre, the property is approached via a gravelled driveway providing ample parking.

Inside, the accommodation is generously proportioned and brimming with charm. The impressive sitting room is a wonderful showcase of the home's heritage, with its exposed beams and a striking wood-burning stove, creating the perfect space for both relaxation and entertaining. French doors open out onto a small patio, seamlessly connecting indoor and outdoor living and allowing natural light to flood the room. There's also ample room for a dining table—ideal for hosting intimate gatherings or lavish dinner parties.

The well-fitted kitchen breakfast room is another standout feature, offering plenty of storage and workspace, along with a central island that makes it a sociable space to cook, dine, or chat with guests. It is equipped with integrated Bosch appliances and even features a built-in beer tap, adding a unique touch of convenience and entertainment. A separate utility room and shower room provide additional practicality.

The first floor is home to three characterful bedrooms, each benefiting from its own modern en-suite, blending contemporary luxury with the home's rich historic charm.

However, the true crowning glory of this home lies in the magnificent attic floor, where two breathtaking bedrooms await. These spaces are a masterpiece of architectural beauty, with high vaulted, pitched ceilings and exposed beams weaving across every surface. One of the rooms also boasts an en-suite, making it perfect as a guest suite or additional family space.











Outside, the property is set well within its generous plot of just over half an acre, offering a wonderful sense of space and seclusion. The garden is predominantly laid to lawn, providing a versatile blank canvas for keen gardeners to create their dream outdoor sanctuary. Enclosed by secure fencing, it ensures both safety and a peaceful retreat. A few mature trees are thoughtfully positioned throughout, adding character and natural beauty to the landscape while also providing shade and tranquillity. Whether designed as a formal garden, a vibrant floral retreat, or a family-friendly outdoor haven, this expansive space offers endless possibilities.

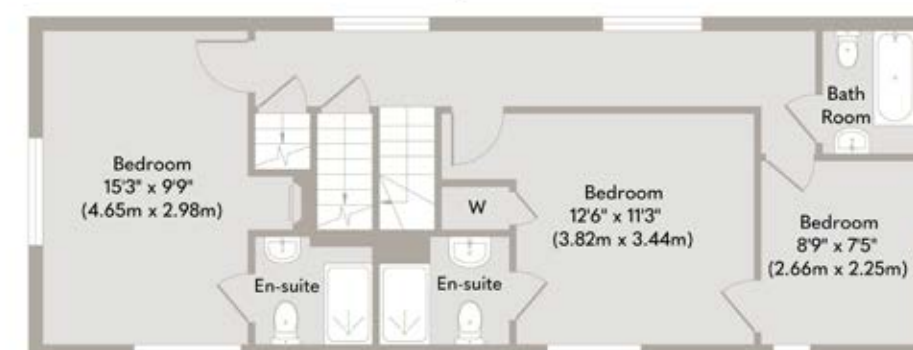
A rare and remarkable find, this home is a living piece of history, offering a unique blend of heritage, comfort, and timeless elegance—an enchanting countryside retreat unlike any other.







**Second Floor**  
Approximate Floor Area  
569 sq. ft  
(52.84 sq. m)



**First Floor**  
Approximate Floor Area  
618 sq. ft  
(57.38 sq. m)



**Ground Floor**  
Approximate Floor Area  
767 sq. ft  
(71.23 sq. m)

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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# Hethel

## A TRANQUIL VILLAGE WITH RICH HISTORY AND A LEGACY OF INNOVATION

Located in the picturesque Norfolk countryside, Hethel is a charming and peaceful village known for its rural beauty, rich history, and strong connections to both heritage and innovation. Surrounded by rolling farmland and quiet country lanes, it offers a tranquil setting while remaining well connected.

Hethel is perhaps best known as the home of Lotus Cars, with the prestigious automotive company's headquarters and test track located just outside the village. This world-renowned brand has brought a unique blend of engineering excellence and motorsport heritage to the area, making Hethel a place of interest for car enthusiasts.

The village is also home to All Saints Church, a beautiful medieval church dating back to the 14th century, which stands as a testament to Norfolk's rich architectural heritage. Nearby, Hethel Old Thorn, one of the UK's oldest trees, is steeped in folklore and protected as a site of historical and environmental significance.

For those who appreciate the outdoors, the surrounding Norfolk countryside provides scenic walking and cycling routes, while nature lovers can explore local wildlife reserves and woodlands. Despite its peaceful setting, Hethel benefits from excellent transport links, with the A11 and A47 providing easy access to Norwich, just 10 miles away, as well as other key locations across the region.

The nearby villages and market towns, including Wymondham and Hethersett, offer a range of amenities, schools, and shops, ensuring that daily essentials are always within easy reach. With its combination of rural charm, historical significance, and connections to world-class innovation, Hethel is a truly special place to call home.



### Note from Sowerbys



Main Attic Bedroom

“...an enchanting countryside retreat unlike any other.”



### SERVICES CONNECTED

Mains electricity and water. Private drainage. Heating via Air Source Heat Pump. Fibre Broadband. The property also benefits from a super fast three-phase 21KW EV charger.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref: 8734-9920-5409-0866-2292

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: ///plants.flat.flickers

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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