



THE STORY OF

Poachers Cottage

Hempnall, Norfolk

SOWERBYS



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Poachers Cottage

Silver Green, Hempnall, Norfolk
NR15 2NW

Breathtaking Thatched Cottage

Grade II Listed Character

Sensationally Renovated Throughout

Wealth of Period Features

Newly Installed Thatch

Three Attractive Bedrooms

Open Plan Living Options

Ground and First Floor Shower Rooms

Mature Wrap Around Plot

Large Garage/Workshop with
Planning Permission

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Standing proud in a mature plot amongst rolling Norfolk countryside, Poachers Cottage has undergone an inspired schedule of renovation and now sits firmly as one of the finest period cottages to be found in the area. The deceptively spacious accommodation has been masterfully restored with a wealth of period features preserved and woven into a home boasting magazine-worthy interiors and a subtle modernity. Open-plan spaces are well balanced by traditional receptions to provide a home that offers the flexibility required to accompany a modern way of living without for a moment compromising on the unmistakable embrace of a quintessential period cottage.

The central snug provides the anchor point to the ground floor accommodation whilst the exposed original wall timbers serve as a gentle threshold to the kitchen/dining room giving a subtle definition amongst the sociable layout. A bespoke kitchen graces this end of the home with an expansive solid oak worktop bathing in natural light from the double doors leading to the garden. Ample space for a large breakfast bar island makes this a real hub for entertaining and family life whilst a further area for dining comfortably houses a six seater dining table. The formal sitting room brings perfect balance to the open-plan nature of the kitchen/dining room with the embracing proportions one would hope for from a true period home; exposed ceiling timbers, stripped wooden floorboards, of course a showpiece inglenook fireplace and even the original bread oven.

A handy utility area provides space for white goods whilst the adjoining bath/shower enjoys masterfully curated interiors and injects all important practicality.



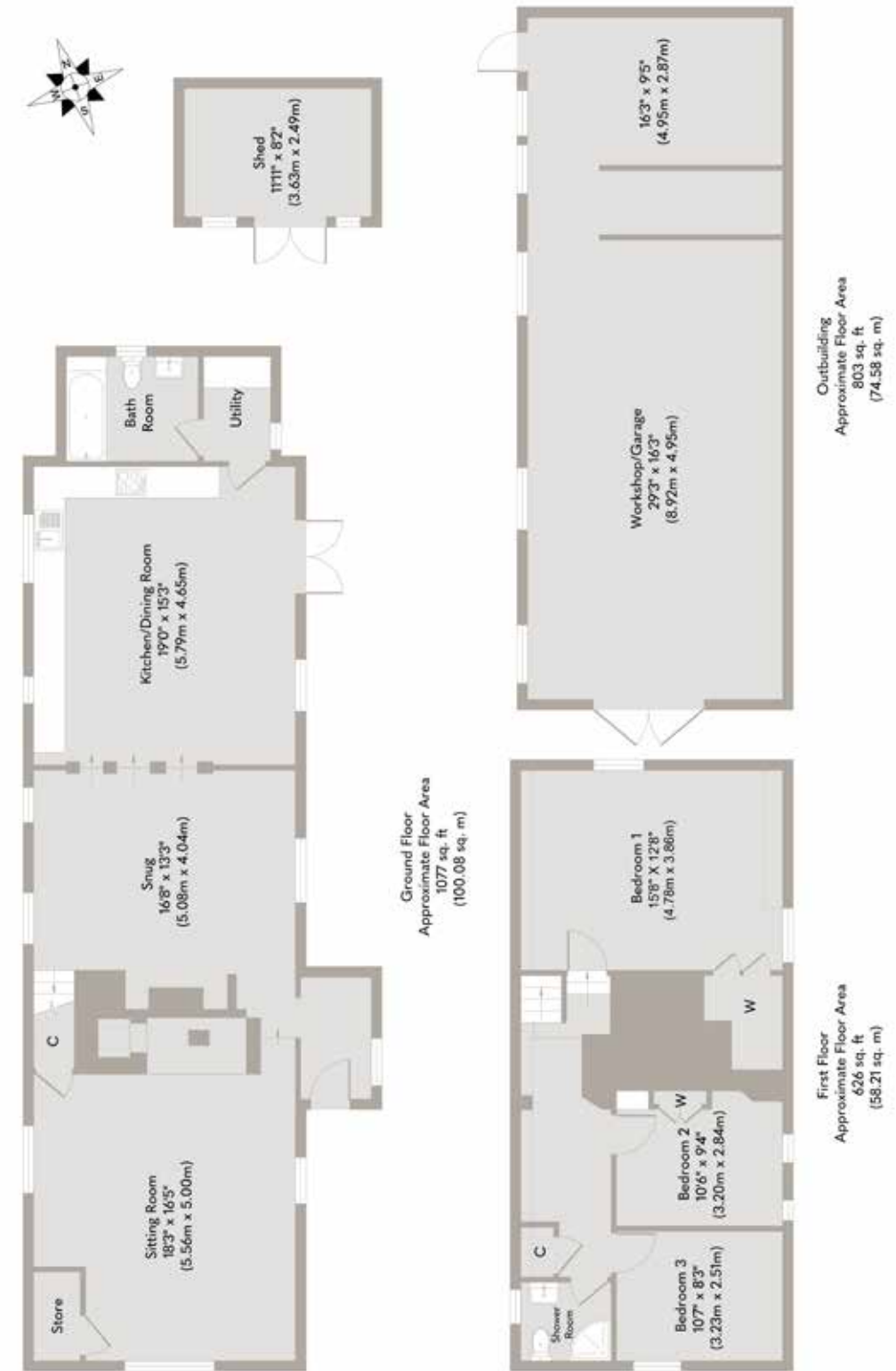




The first floor is home to three attractive bedrooms, including the impressive principal bedroom boasting all the drama of a vaulted ceiling and, of course, far reaching countryside views. The two further bedrooms are comfortable doubles and are well served by the central family shower room to the first floor.

As with any timeless home, the property itself is only half the story. The grounds of Poachers Cottage are a fine addition to such an established home and their mature nature sets a timeless environment for the property to enjoy.

The gardens have been lovingly curated to offer an abundance of features, sure to please all the family and provide all ages with a sanctuary to enjoy. Sheltered corners offer picturesque hideaways to grab a quiet moment whilst a manicured lawn pulls together all the terraces, interspersed with many a thriving flower bed. The large workshop is an excellent addition adding yet more versatility to a home that already offers far more than meets the eye.



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.

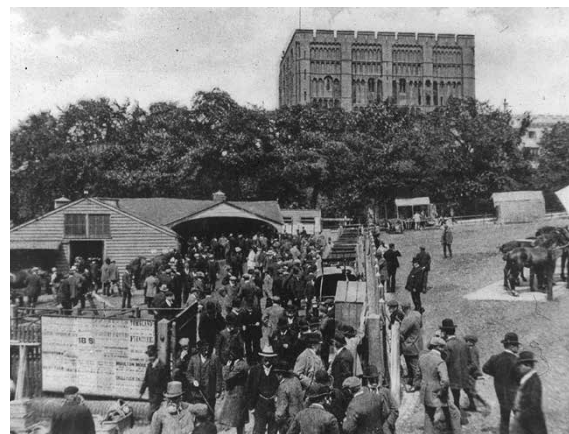
The village offers a lovely community feel with a beautiful medieval church at its heart, thought to date back to the 14th century, showcasing stained glass windows and historic gravestones.

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 is community-run, offering a range of essentials, local produce, and baked goods. The Countryman Pub, located in the heart of the village, 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.

Just a short drive away, Norwich offers a range of attractions, including Norwich Cathedral, Norwich Castle Museum, and The Norwich Lanes for shopping and dining.

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



“Peaceful
with beautiful
gardens..a
thousand stories
to tell, brought
back to life.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank, Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9716-3033-8208-5605-6204

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: ///motivates.prop.hairstyle

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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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