



THE STORY OF

# 2 Meadow View

*Hempnall, Norfolk*

SOWERBYS





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# 2 Meadow View

The Street, Hempnall, Norfolk  
NR15 2AD

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Character Cottage in the Heart of Hempnall  
Village, Offered with No Onward Chain

Charming Sitting Room with  
Wood-Burning Stove

Separate Dining Room Ideal for Entertaining

Stylish Fitted Kitchen with Breakfast Area

Practical Utility Room and Rear Hallway

Three Generous First Floor Bedrooms

Contemporary Family Bathroom  
with Quality Finishes

Gravelled Driveway Providing Ample Parking

Mature Gardens with Terrace and Raised Deck

Picturesque Meadow and Stream  
with Wooden Bridge

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This enchanting character cottage occupies a prime position in the heart of the desirable village of Hempnall, offering a beautiful balance of period charm and contemporary sophistication. From the moment you step inside, the sense of warmth, craftsmanship and timeless appeal is unmistakable.

The dual-aspect sitting room is a wonderfully inviting space, centred around an impressive fireplace with a wood-burning stove that brings both atmosphere and comfort. The adjoining dining room exudes elegance, providing the ideal setting for everything from relaxed family suppers to more formal occasions.

Flowing naturally from the dining room, the kitchen is beautifully appointed, combining thoughtful design with generous preparation and storage space, together with a welcoming breakfast area. A useful utility room and rear hall enhance practicality, offering direct access to the terrace, a delightful spot for alfresco dining or quiet evenings enjoying the gardens. A convenient ground-floor shower room completes this level.

Rising to the first floor, three beautifully presented bedrooms provide calm and comfortable accommodation, complemented by a well-fitted family bathroom that reflects the style and quality seen throughout the home.

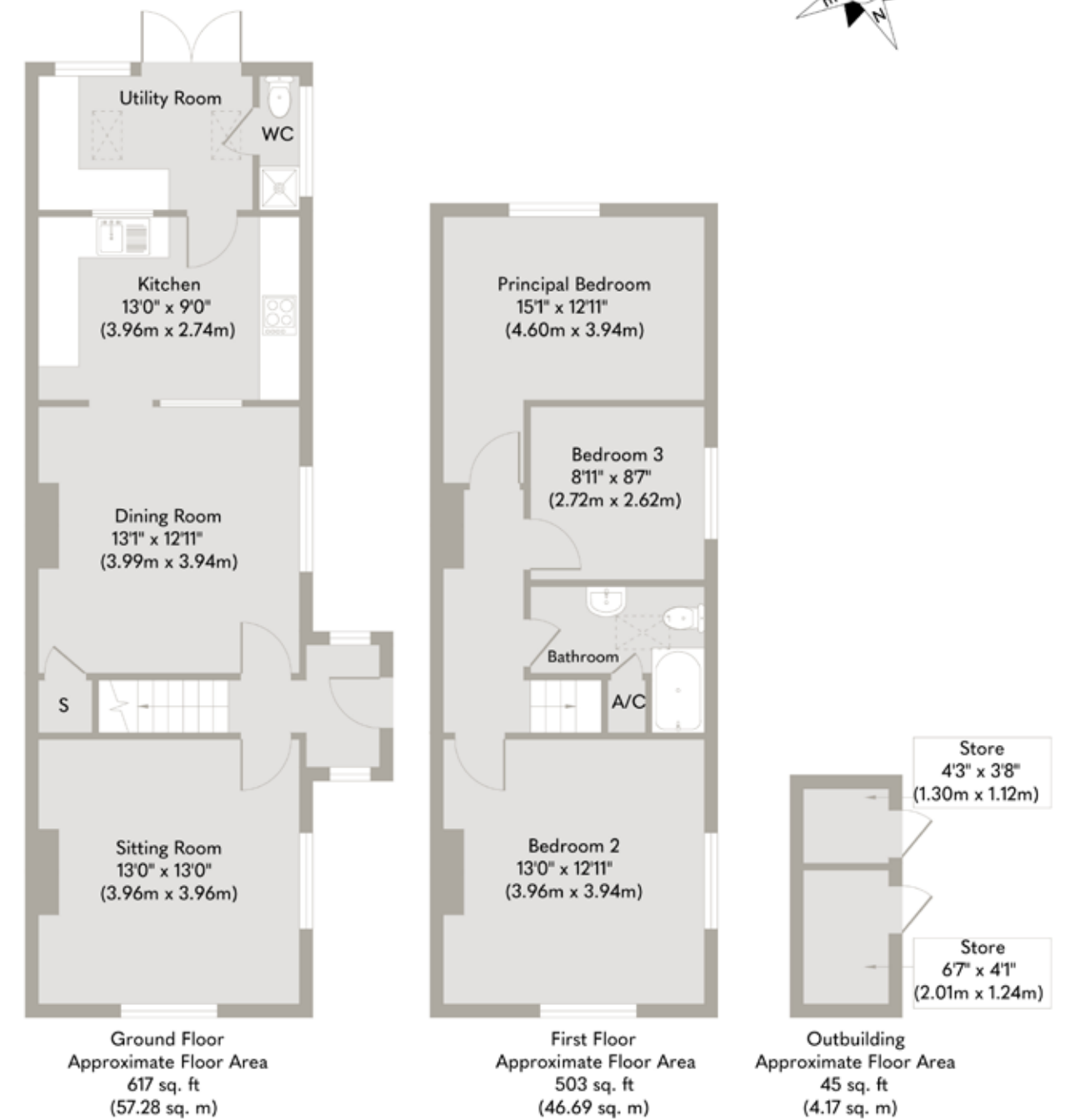
Outside, the property continues to impress. A gravelled driveway offers ample parking, bordered by mature hedging that creates a sense of privacy and charm. The gardens are a true haven, featuring a sweeping lawn, sun terrace, and raised entertaining deck overlooking a gentle stream, crossed by a charming wooden bridge leading to a peaceful meadow beyond.

Once part of a larger residence, presents a rare opportunity to reunite both dwellings, creating a home of genuine distinction.









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.

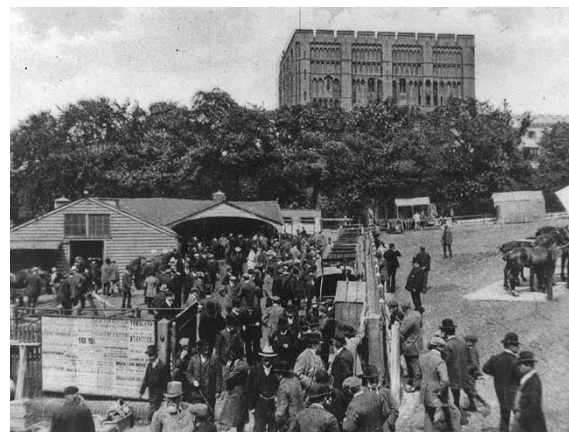
The village offers a lovely community feel with a beautiful medieval church at its heart, thought to date back to the 14th century, showcasing stained glass windows and historic gravestones.

Take a leisurely stroll through the village and explore its picturesque lanes, historic cottages, and well-maintained gardens. The 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.

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 Sowerbys



“We love how the dining room flows so naturally from the kitchen, it’s a wonderfully social layout ideal for gatherings with family and friends.”



### SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0380-2895-4510-2925-1475

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: ///condiment.acute.folks

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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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