



THE STORY OF

1 Meadow View

Hempnall, Norfolk

SOWERBYS



THE STORY OF

1 Meadow View

The Street, Hempnall, Norfolk
NR15 2AD

Beautifully Presented Semi-Detached
Cottage in Hempnall Village

Bright Sitting Room with Character Fireplace

Elegant Dining Room with Bay
Window and Ample Natural Light

Stylish Modern Kitchen Breakfast
Room with Quality Fittings

Practical Utility Room with Garden Access

Three Generous First Floor Bedrooms

Contemporary Family Bath and Shower Room

Private Driveway Parking and Double Garage

Established Mature Garden Offering
Peaceful Outdoor Space

Option To Reunite with Adjoining
Cottage for Larger Residence

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



This exquisitely presented cottage exudes timeless elegance and refined character, perfectly positioned within the charming South Norfolk village of Hempnall. Deceptively spacious and beautifully styled, the property harmoniously combines period detailing with contemporary comfort, creating a home of exceptional warmth and appeal.

The delightful sitting room offers an inviting ambience, featuring painted timber flooring and a striking period fireplace that forms a captivating focal point. The impressive dining room, illuminated by a graceful bay window, provides an elegant space for entertaining and flows effortlessly into the superbly appointed kitchen breakfast room. Designed with both form and function in mind, the kitchen presents sleek cabinetry, quality fittings and generous preparation areas, making it an ideal social hub for family and friends.

A thoughtfully designed utility room provides further practicality and leads conveniently to the rear garden.

The first floor continues to impress, offering three beautifully proportioned bedrooms, each finished with care and attention to detail. The stylish family bathroom features both bath and separate shower, blending contemporary design with a sense of understated luxury.

Externally, a gated driveway provides ample parking and leads to a double garage, while the established garden offers a tranquil and private retreat, framed by mature planting and generous lawn.

Originally forming part of a larger residence, this semi-detached home may be reunited with its adjoining cottage, also available for sale, presenting a truly rare opportunity to create an expansive and distinguished village home.





A beautifully balanced home where period charm meets modern refinement, perfectly designed for both relaxation and entertaining.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

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.

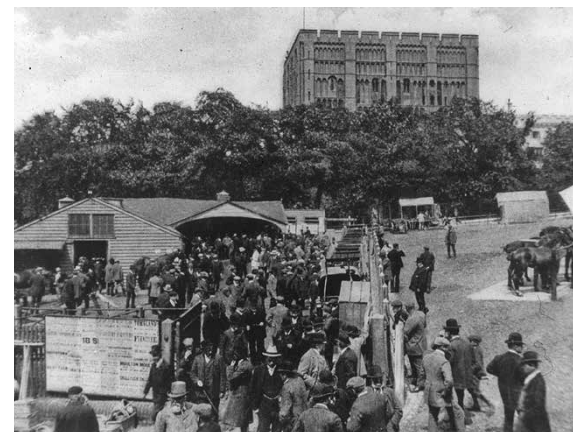
The village offers a lovely community feel with a beautiful medieval church at its heart, thought to date back to the 14th century, showcasing stained glass windows and historic gravestones.

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



“An exceptional opportunity to combine two charming cottages into one substantial village residence, rare and full of potential.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8681-6625-8340-9987-3926

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

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

