



Lower Croft  
Broaden Lane | Hempnall | Norfolk | NR15 2LU

# PERFECT HARMONY



“The old and the new are effortlessly combined in this painstaking restoration of a period cottage. The owners have all but rebuilt it, with enormous attention to detail, blending the period features with contemporary comforts and creating a glorious home in the process. With lovingly landscaped gardens and a quiet yet convenient location, this is country living at its best.”







# KEY FEATURES

- A Charming Period Detached Cottage situated in the Village of Hemphall
- The Property Has Been Extended and Fully Restored by the Current Vendors
- Three Bedrooms; Two on the First Floor with a Family Bathroom
- One on the Ground Floor with Adjacent Shower Room
- Kitchen/Family Room with Separate Utility
- Two Reception Rooms plus a Study Area on the Landing
- A Lovely Blend of Character & Contemporary Features
- Fully Landscaped South Facing Garden, Perfect for Garden Enthusiasts
- Ample Parking with Single Cart Lodge & Garage
- Separate Studio Currently Used as a Home office
- The Accommodation extends to 1,485sq.ft
- Energy Rating: C

Tucked away on the edge of a peaceful village, you'll find this charming period cottage that's been given a total renovation by the current owners. A lovely home, perfectly suited to a couple, family, or as a weekend retreat, it retains the feel of the former workers' cottages but it also offers an open layout that works well for today's lifestyles.

## Centuries Of History

The property dates back to the 17th century and would originally have been a pair of workers' cottages, connected to a nearby manor house. It's a timber frame property and when the owners came here, it had been in its previous ownership for over 40 years and was in need of some restoration. They had been looking for a project and relished the chance to give this home a new lease of life, working closely with an experienced architect to maintain the integrity of the cottage and respect its heritage whilst creating a home that suits contemporary living. The result is a delightful property and they have settled here very happily, reluctantly moving on due to a relocation.

## A Warm Welcome Awaits

This is a home that would work well at every stage of family life. The original ground floor rooms are today a comfortable and characterful sitting room and dining room, with a central brick chimneybreast with double fronted wood burner dividing the two rooms. The dining room is in turn open to the kitchen family room, a magnificent room that's been extended and updated by the owners.









# KEY FEATURES

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You have the kitchen to one end, complete with sociable island unit, and a bright, double aspect garden room at the other end. In summer, you can open the doors to the garden beyond, in winter you can light the fire, all year round it's lovely and light. There's a utility room on the ground floor, plus a useful additional reception room and shower room – ideal as a bedroom for anyone with limited mobility, or as a playroom or a snug for a teenager. Upstairs, both bedrooms have good ceiling height but retain that country cottage feel. The spacious landing has a lovely reading nook and the bedrooms share a family bathroom. You can even run a business from here – there's a separate studio with a cloakroom, plus a large garage all within the plot.

## Glorious Greenery

The garden was a blank canvas and the owners have really enjoyed creating the colourful and attractive surroundings you can see today. It has the feel of a cottage garden and has a greenhouse and raised beds, as well as a sunny orientation. In fact, it's such a suntrap that the owners enjoy sitting under the gazebo in the shade on summer days. The large patio is a super spot for entertaining, and all the while you're completely private out here. The owners love heading out for walks with their dogs in the surrounding countryside, often walking to the next village or watching the horses grazing on the meadows at Redwings. There's plenty of wildlife to enjoy too. They have always found their home a lovely place to return to at the end of the day, to close the door on the outside world and breathe in the fresh air. You're only around 15 minutes from Norwich, and visiting family head to the coast, either at Great Yarmouth or North Norfolk, or enjoy dinner at one of the well-known restaurants close by, including Stoke Mill and the Wildebeest.















































# INFORMATION

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## On The Doorstep

Hempnall is a vibrant village in South Norfolk offering a range of community, recreational, and local amenities. Key facilities include the Hempnall Village Hall, Mill Centre Café and Day-Care, and the Sports & Social Club, which host various events and gatherings. For outdoor and sports activities, residents have access to the playing field, a well-equipped play park, and the Hempnall Tennis Club with floodlit courts. The village also supports daily needs with a local bakery, Morrisons convenience store, a primary school, and a doctor's surgery.

## How Far Is It To?

Just 9 miles north is the historic city of Norwich, offering medieval landmarks, shopping, and cultural attractions. The market town of Wymondham, also 9 miles away, features Wymondham Abbey and a charming town centre. For a riverside experience, Beccles lies 12 miles east, ideal for relaxed strolls and browsing local shops. Nature lovers can enjoy the Norfolk Broads (about 16 miles away), Whitlingham Lake, and Earlham Park, all perfect for walking and wildlife watching. History enthusiasts might visit Somerleyton Hall or the Roman ruins at Burgh Castle.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Gillingham, Take the 2nd exit on the roundabout onto the A143, Take the 1st exit at the next roundabout and follow the A143 for approx. 4 miles. Take the 3rd exit onto the B1332 after approx. 3.5 miles turn left onto Hempnall Road, follow the B1527 into Hempnall. Turn right onto The Street, Follow the road for a minute or so onto Broaden Lane, the property will be on your left.

## What Three Words Location

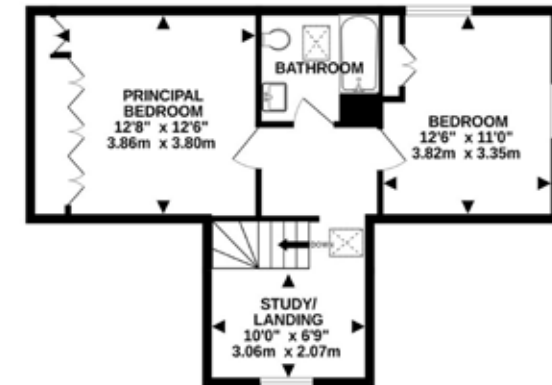
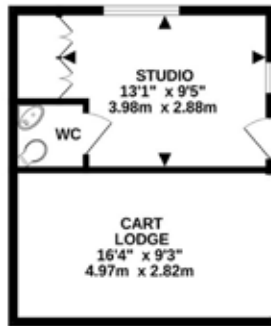
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [crop.mixing.village](https://www.threewordsapp.com/)

## Services, District Council and Tenure

Gas Heating to Radiators and Underfloor Heating, Mains Water & Drainage  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](https://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)  
South Norfolk District Council - Council Tax Band D  
Freehold



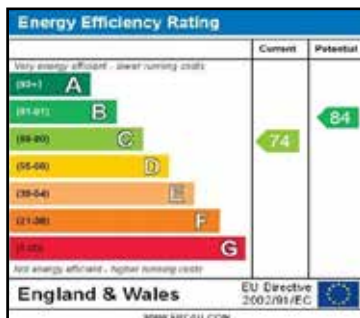




**OUTBUILDINGS**  
582 sq.ft. (54.1 sq.m.) approx.

**FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1485 sq.ft. (137.9 sq.m.) approx.**  
**TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Fine & Country Waveney  
14 Blyburgate, Beccles, Suffolk, NR34 9TB  
01502 533383 | [beccles@fineandcountry.com](mailto:beccles@fineandcountry.com)

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