

SALES & LETTINGS

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Pear Tree Farm, Alburgh Road, Hempnall, Norfolk, NR15 2NS

Set within a generous plot of approximately two acres, Pear Tree Farm is an exceptional home that has been thoughtfully designed and constructed to the highest standards, with a clear emphasis on blending luxury living with the beauty of the natural surroundings. Expansive glazing and a seamless connection between indoor and outdoor spaces flood the interiors with natural light and frame stunning views across the meticulously landscaped gardens—creating a truly enviable and spacious family home.

Tucked away in the heart of Norfolk, the charming village of Hempnall Green and the surrounding villages offers a range of essential amenities, including a village shop and post office, a highly regarded primary school, a doctors' surgery, veterinary practice, inviting cafés, and a friendly village pub. The area boasts a strong sense of community and is perfectly placed for those who appreciate the outdoors, with scenic countryside walks and bridleways right on the doorstep.

Set well back from the road, Pear Tree Farm is approached via a shingle driveway that leads to ample off-road parking and an impressive four-vehicle garage. The property is beautifully bordered by mature woodland and manicured lawn gardens, offering a sense of seclusion and tranquillity. Thoughtfully designed for both relaxation and outdoor living, the grounds feature structured pathways, paved terraces ideal for alfresco dining, and an established vegetable plot with raised beds, and a generous workshop, providing a perfect blend of peaceful, sustainable living.





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- CLOSE TO LOCAL AMENITIES
- PLOT OF APPROX. TWO ACRES
- ESTABLISHED MATURE GARDENS

- LIVING SPACE OF OVER 4000 SQ FT
- OPEN PLAN KITCHEN FAMILY ROOM
- SOUTH WEST FACING REAR GARDEN

- FIVE BEDROOMS, ALL WITH EN-SUITES
- STUNNING PRESENTATION THROUGHOUT
- AMPLE OFF-ROAD PARKING & FOUR CAR GARAGE

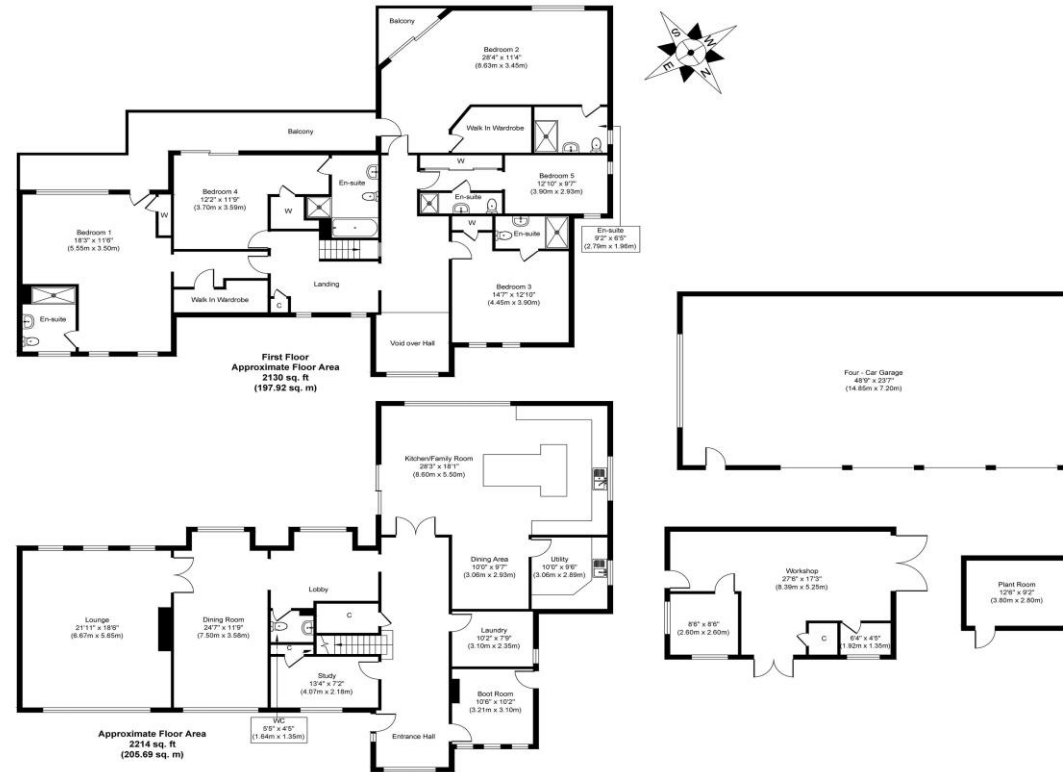
With over four thousand square feet of living space, this impressive property features five generously sized bedrooms, each with its own en-suite, and three enjoying balconies overlooking the rear gardens. Designed with family living in mind, the layout is both versatile and spacious, featuring a separate lounge, formal dining room, study, and an expansive open-plan kitchen and family room. Additional practical spaces include a utility room, dedicated laundry area, and a boot room, perfectly suited to modern, everyday living.

The property is further complimented in its easy access to a broader range of services, the larger village of Long Stratton is only a short drive away, offering shops, supermarkets, cafés, and restaurants. Excellent road links ensure easy access to Norwich, making this an ideal location for those seeking the peace of rural living without compromising on modern convenience.





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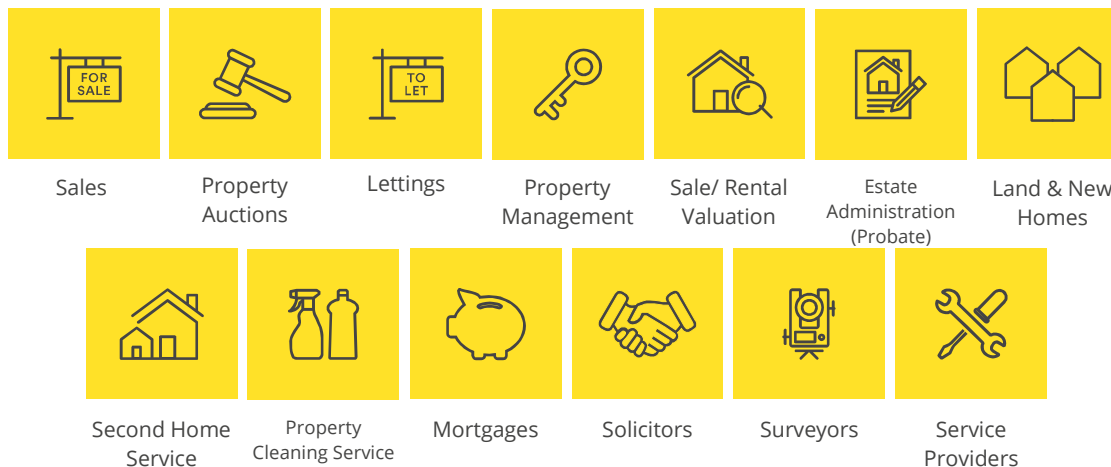
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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