



# Coach House

## Holiday let complex with indoor swimming pool

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Haveringland Hall, Haveringland, Cawston, Norwich, Norfolk NR10 4PN

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**Avison Young** | Coach House at Haveringland Hall, Cawston, Norwich, NR10 4PN





## Summary



Grade II  
**Listed building**



Self-contained residential units  
**4 with 2 to 6 bedrooms**



Indoor  
**Swimming pool**



Approximate site area  
**0.53ha (1.3 acres)**



Guide price  
**£1,200,000**

## Background and the opportunities

The Coach House at Haveringland Hall is a magnificent Grade II listed building converted to provide 4 individual residential units. The complex is adjacent to Woodlands at Haveringland Hall, a mixed residential and holiday park.

The individual units are marketed as holiday lets through Hoseasons.



**The Coach House** – two storey, 6 bedrooms, garden area with hot tub

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**The Smithy** – single storey, 3 bedrooms, garden area with hot tub

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**The Mews** – single storey, 3 bedrooms, garden area with hot tub

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**The Clock House** – single storey, 2 bedrooms, garden area

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**The Pool House** – indoor heated swimming pool with changing rooms and showers

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Large car park

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## Location

Haveringland Hall Country Park is located in open countryside approximately 12 miles north of the city of Norwich. The nearest settlement to the Park is Cawston, about 3 miles to the north west. Reepham, about 5 miles west, has a range of facilities. The nearest major facilities are found in the city of Norwich which has a broad range of educational, cultural and social opportunities and extensive retail outlets including numerous national multiples.

Road communications have improved with the opening of the new Norwich northern and eastern distributor road which is a dual carriageway around the City from the A47. The property is accessed by country lanes leading off the A140 Holt Road. This links (to the south) with the new Norwich ring road and thence to the A11 towards Newmarket, Cambridge and London. There is a train station at Norwich with intercity services to London's Liverpool Street station and a regional airport at Norwich within 6 miles of the property.

Norfolk is a popular tourist destination noted for the many sandy beaches around the coast and The Norfolk Broads National Park. The city of Norwich is a popular tourist destination with its historic centre and cathedral. There are fishing lakes and a number of visitor attractions in the area including Blickling Hall, the Bure Valley Railway, Dinosaur Park and Wolterton Hall.

## Description

The subject property comprises 4 self-contained residential dwellings that are currently used as holiday lets. The property was constructed in circa 1840 and designed by Edward Blore, the same architect responsible for Buckingham Palace. The property was originally built as the stables to serve Haveringland Hall, which was demolished in 1946.

The property is accessed under a turreted Italianate style gateway. The arch leads to a gravel surfaced courtyard with a centralised water feature. The four self-contained individual houses are either two or single storey and are all accessed from the courtyard.

The property is constructed of red brick Flemish bond walls with construction under a pitched slate roof with timber frame sash windows and UPVC rainwater goods. The square two stage turret is constructed of buff brick Flemish bond walls with moulded modillioned cornice. The upper stage has two open round-headed arches to each elevation with moulded rendered imposts, bands and keystones.





## Planning

Planning permission was granted in 1993 for the conversion of the property into 2 dwellings and 2 letting units. In 1995 consent was granted for the swimming pool.

In 2016 consent was obtained to vary the use to allow unrestricted occupation of all four units.

## Services

We are advised that the property is connected to the following services:

Electricity      Mains

Water              From borehole in the adjoining residential and holiday park

Drainage          To a private treatment plant in the adjoining park.

Oil                  Each individual property and the pool house have oil fired boilers with tanks located in the gardens.

## The Business

The income is derived from the receipt of holiday letting fees. Rates advertised by Hoseasons, for 7 nights stays are from:

- The Coach House from £1,145
- The Mews from £515
- The Smithy from £439
- The Clock House from £409

## Rating

The current rateable value, with effect from 1 April 2023 is £5,700.

## Tenure

The property is held freehold.







## **EPCs**

There are EPCs in respect of the Coach House, Smithy, Mews, Clock House and Pool House. Copies are available on request.

## **Guide Price**

£1,200,000 for the freehold interest.

## **Further Information**

For further information contact the vendor's joint agents, Avison Young:

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Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds.

**If you would like more  
information about this property,  
please get in touch.**

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Photographs taken Summer 2022

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