



Lundy Green, Hemphall - NR15 2NU



Lundy Green

Hempnall, Norwich

Set back from the street with WELL-MANICURED and FULLY ENCLOSED front garden this charming DETACHED GRADE II LISTED THATCHED COTTAGE sits proudly with a separate DETACHED BRICK GARAGE to the side and historic WELL to the front also. Internally, the home is the perfect blend of CHARACTER CHARM and modern convenience featuring a total of THREE RECEPTION ROOMS including a versatile study/potential ground floor bedroom and sitting room featuring a WOOD FIRED STOVE, ideal for those cosier winter evenings. A total of TWO DOUBLE BEDROOMS can be found on the first floor with both having use of a FOUR PIECE FAMILY BATHROOM suite. Externally, the gardens offer a mixture of privacy giving trees, colourful planting borders and lawn space ideal for hosting family and friends in this peaceful and tranquil setting.

Council Tax band: D

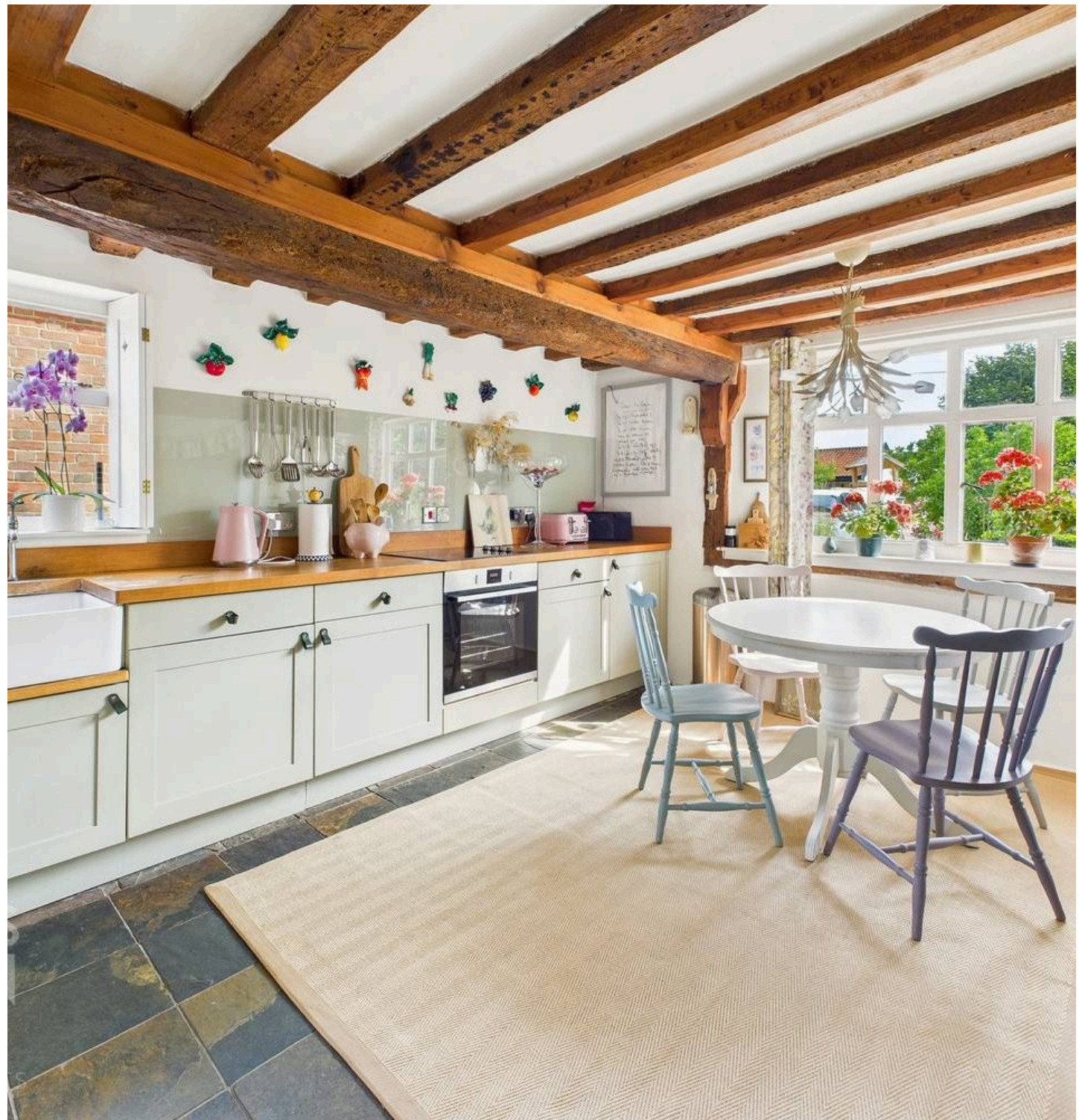
Tenure: Freehold

EPC Energy Efficiency Rating: F



- Detached Grade II Listed Cottage
- Approx. 0.24 Acres Of Manicured Gardens (stms)
- Over 1000 Sq. Ft Of Internal Accommodation (stms)
- Three Reception Rooms
- Two Double Bedrooms
- Four Piece Bathroom Suite
- Gated Driveway Leading To Large Detached Garage & Wood Store
- Enclosed Front & Rear Gardens With Historic Well To The Front

Situated in the village of Hempnall, which is located approximately 20 minutes from Norwich (some 12 miles) and 25 minutes from Diss. Local amenities can be found within the neighbouring villages, whilst Hempnall offers excellent schooling, shops, health centre, garages and village hall. The City of Norwich offers a wealth of amenities and transport links, whilst Diss also offers a mainline railway to London Liverpool Street and Norwich.



SETTING THE SCENE

The property is set back from the street where a low level brick wall meets tall mature shrubs and trees giving privacy to the front of the home with a five bar swinging gate separating the street from the shingle driveway. Heading towards the front of the home, a well manicured front garden offers vibrancy with a multitude of colourful planting borders with newly installed game fence keeping the space fully enclosed. Access to the detached brick garage comes to the front with wooden swinging doors where a log store can be found just behind this and a second five bar swinging gates for further privacy. Towards the left of the front garden a historic well can be found as well as side access to the rear garden.

THE GRAND TOUR

Stepping inside the utility space is the first area to greet you creating the ideal space to slip off coats and shoes before heading indoors to the rest of the property. Within this space there is plumbing and space for further white goods including a washing machine with solid wood worktops giving way to an inset enamelled butler sink. Just off from the utility is an extremely versatile reception room currently used as the study and further storage room. This space could become an additional cosy seating area or a potential ground floor bedroom. Into the main accommodation the kitchen emerges with a wide array of storage giving way to integrated appliances such as an oven and hob with a second enamelled butler sink with open floor space suited for a dining table on the tiled flooring. An oil fired cast iron Rayburn heating and cooking system can be found on the adjacent side to the storage with handy storage cupboard immediately to the left of this. The sitting room emerges just off from the kitchen, a brightly decorated space featuring exposed timber beams with the dual facing aspect allowing natural light to flood the room. The carpeted flooring leaves more than enough space for a potential choice of soft furnishings whilst a wood burning stove adds to the cosy atmosphere of the room.

A rear access door can take you onto the rear garden whilst the third reception room comes just off from this space in the form of a dual aspect dining area complete with further exposed timber beams creating yet another versatile living space.

The first floor landing splits in both directions to allow access into two double bedrooms with the slightly smaller immediately coming to your left. A dual aspect room featuring part vaulted ceilings with large open carpeted floor space suited to a large double bed with additional storage solutions whilst the larger of the bedrooms sits on the adjacent side of the home, again with more than enough open flooring to allow for a double bed with additional storage solutions whilst access to eaves storage can also be found. In between both of the bedrooms is a four piece bathroom suite featuring corner shower unit and roll top oval bath with a tall heated towel rail and vanity storage space.

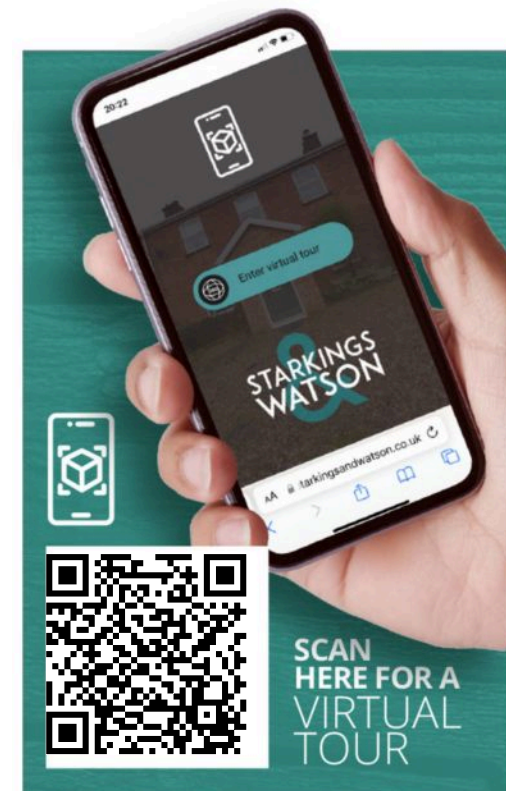
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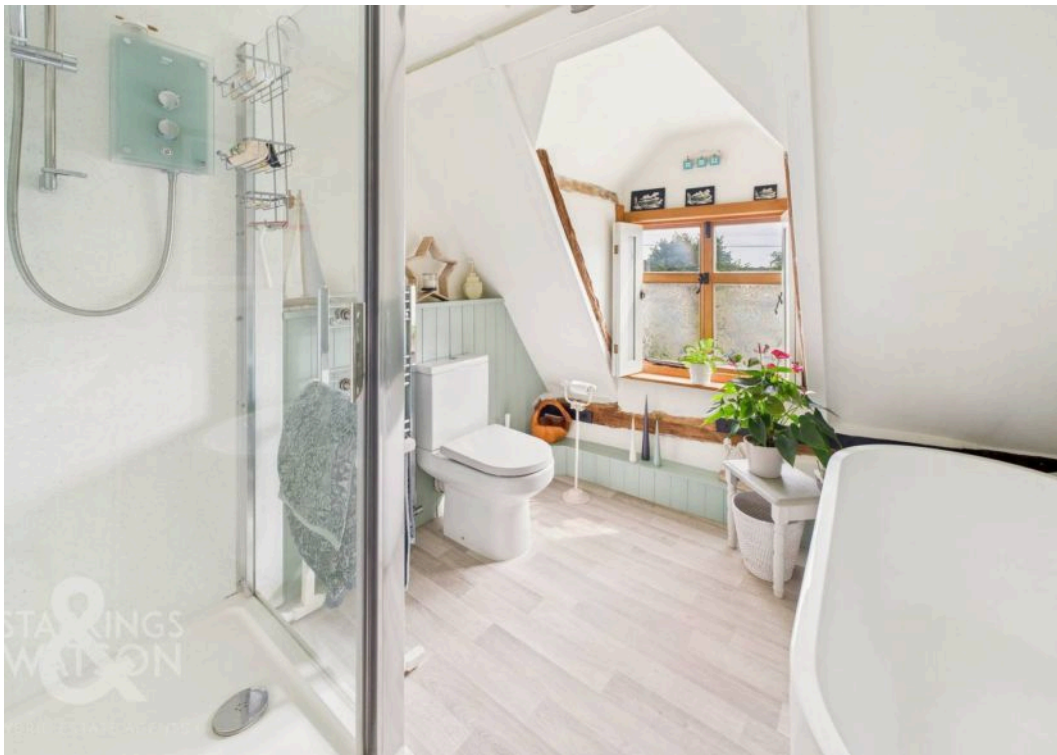
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



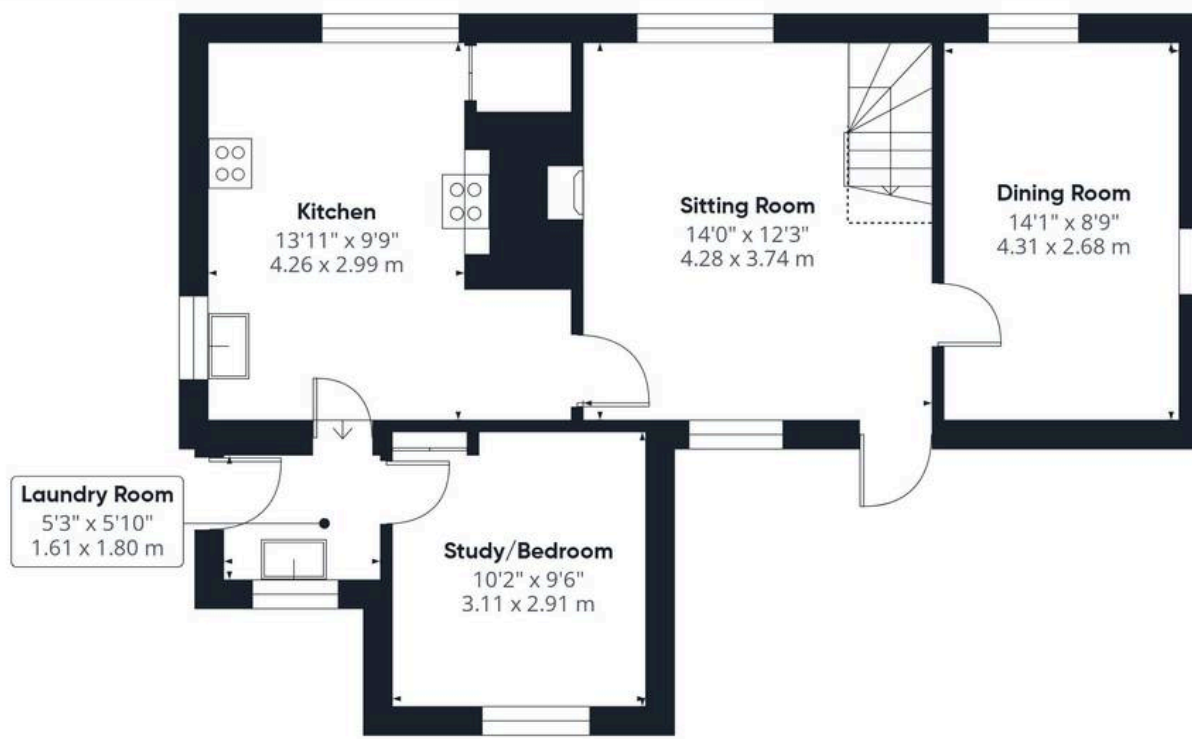




THE GREAT OUTDOORS

Externally, the rear garden is equally as well manicured as the front of the home with game fencing running down the side keeping the space fully enclosed. Two mature trees allow for shaded spots within the lawn garden whilst raised planting beds add to the vibrancy of the home. To the very rear a wild planting garden can also be found with chicken run and further log store.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1053 ft²

97.8 m²

Reduced headroom

162 ft²

15.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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