

Hole In The
Wall South End
Snetterton
Norwich



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Guide Price £500,000

THE 17th CENTURY LONG HOUSE WITH OUTBUILDINGS...

Nestled in a quiet country lane in Snetterton is the Hole in the Wall, a long house with six outbuildings, beautiful gardens and three acres of woodland. Original features abound, and there is plenty of potential to upgrade and reconfigure, or simply to move in and enjoy!

This is a very rural, quiet and peaceful location, with stunning views over the nearby fields from two of the bedrooms and only a 30-minute walk from The Angel Inn, a charming 17th century coach house. As might be expected from a traditional long house, many of the rooms lead through to adjoining rooms, and there are currently two staircases, one at each end of the house. Its quirky layout offers three double bedrooms and one single upstairs, with two reception rooms, a study and a garden room/conservatory, kitchen/diner, utility room and bathroom downstairs. Throughout the property and its outbuildings there are beamed ceilings and exposed timbers, with a wood burner in the fireplace facing the living room and a stove on the other side of the fireplace facing the sitting room and study area. The kitchen/diner is L-shaped, with an electric AGA and wooden units.

The gardens are stunning, with access via the entrance hall, kitchen, utility room, living room and conservatory. Outside the kitchen is a walled courtyard enveloped in a mature wisteria and surrounded by a double garage and five separate outbuildings, one of which is two storeys. This offers outstanding potential for any number of opportunities: workshops, studios, air b&bs, or just an annexe of additional living accommodation for a teenager, elderly relative or visiting family. Walking around to the rear of the house there are well-tended formal gardens which can be enjoyed from the kitchen, bathroom, living room, sitting room and conservatory. A pond with waterfall feature and the local birdsong are the only things breaking the silence.

Venturing beyond the garden, there are three acres of woodlands to explore. A criss-cross of paths leads to a log pile, large allotment with shed, and a bank of solar panels on the boundary where the woodland meets open fields. The extensive woodland boasts giant silver birch trees, oak, sycamore, beech and horse chestnut with clearings, nooks and crannies everywhere – a dream world for nature lovers, children and animals alike.

The current owners have lived here for 40 years, even holding their son's wedding in one of the woodland clearings. The Hole in the Wall is an enchanting piece of 17th Century history, set in unspoilt grounds – what's not to like?

Agents Notes

A prerecorded video tour is available for this property.

Council Tax Band E

Local Authority
Breckland

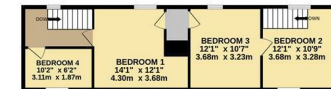
Council Tax Band E

EPC Rating D



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1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



GROUND FLOOR
2155 sq.ft. (200.2 sq.m.) approx.



TOTAL FLOOR AREA: 2700 sq.ft. (250.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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