



**Hill House, London Street, Whissonsett, Dereham, NR20 5ST**



**welcome to**

**Hill House, London Street, Whissonsett, Dereham**

An expansive 6 bedroom period property, offering versatile living space and opportunity to improve throughout. Located within this rural village setting, the property sits on generous grounds, boasting character features, multiple reception rooms, 2 en suites, ample parking, detached barn & more!



## The Accommodation

External door opening to;

### Entrance Hall

With wooden flooring, stairs rising to first floor landing and radiator.

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

### Lounge

28' 3" x 14' 7" ( 8.61m x 4.45m )

With wooden flooring, open fireplace with tiled hearth and brick surround, exposed wooden beams, radiator, double glazed window and archway opening to reception room.

The remainder of the room comprises; tiled flooring, central open fireplace with tiled hearth and exposed brick surround, exposed wooden beams, radiator and double glazed window to front aspect.

### Reception Room

11' 6" x 10' 1" ( 3.51m x 3.07m )

With wood effect flooring, exposed wooden beams, radiator, double glazed doors opening to the rear garden and further door opening to;

### Study

13' 2" x 10' 4" ( 4.01m x 3.15m )

With wood effect flooring, exposed wooden beams, radiator and two double glazed windows to rear aspect.

### Dining Room

15' 3" x 11' 3" ( 4.65m x 3.43m )

With wooden flooring, open fireplace with marble hearth, radiator and double glazed window to front aspect.

### Kitchen

13' 8" x 12' 8" ( 4.17m x 3.86m )

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl sink with mixer tap above, tiled splashbacks, space for double electric/gas cooker, space for American fridge freezer, tiled flooring, inset ceiling spotlights, double glazed patio doors opening to the rear garden and further door opening to;

### Utility Room

16' 8" x 7' 9" ( 5.08m x 2.36m )

A range of base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap above, tiled splashbacks, space for washing machine and tumble dryer, tiled flooring, double glazed windows to front and side aspects and double glazed door opening to the side aspect.

### Reception Room 2

9' 8" x 7' 6" ( 2.95m x 2.29m )

With wood effect flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

### First Floor Landing

With fitted carpet flooring and loft access.

### Bedroom 1

15' 2" x 14' 8" ( 4.62m x 4.47m )

With fitted carpet flooring, radiator, double glazed window to front aspect and archway opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in tiled shower cubicle, tiled flooring, radiator and double glazed window to rear aspect.

### Bedroom 2

15' 2" x 14' 9" ( 4.62m x 4.50m )

With fitted carpet flooring, radiator, double glazed window to front aspect and archway opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in tiled shower cubicle, tiled flooring, heated towel rail, built-in storage and double glazed obscure glass window to side aspect.

### Bedroom 3

13' 9" x 11' 6" ( 4.19m x 3.51m )

With fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

### Bedroom 4

11' 6" x 10' 2" ( 3.51m x 3.10m )

With fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom 5

11' 1" x 7' 8" ( 3.38m x 2.34m )

With fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom 6

11' x 7' 9" ( 3.35m x 2.36m )

With fitted carpet flooring, radiator and double glazed window to rear aspect.

### Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, corner bath, walk-in tiled shower cubicle, tiled flooring, airing cupboard housing hot water tank, heated towel rail, inset ceiling spotlights, double glazed window to side aspect and skylight.

### Outside

The property is accessed by a shared shingle driveway with a five-bar gate which leads to the main grounds. Offering ample off road parking space with lawn, shrub beds, mature trees, access to the large steel & brick barn and further access to the rear garden.

The enclosed rear garden is complete to lawn and patio with a wealth of mature plants, shrubs and trees.

### Steel & Brick Barn

Large storage building offering versatile use with concrete flooring, power, lighting, windows and doors to front and side aspects.



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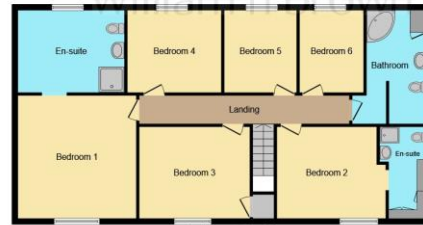
## Hill House, London Street, Whissonett, Dereham

- Substantial 6 Bedroom Character Property
- Multiple Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Offers Huge Potential
- Cloakroom, 2 En Suites And Bathroom
- Impressive Barn With Versatile Use
- Ample Off Road Parking And Extensive Rear Garden
- Non-Estate, Idyllic Village Setting

Tenure: Freehold EPC Rating: E



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**£460,000**



Please note the marker reflects the postcode not the actual property

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