



Meadow Green

Hales Hall Lane, Hales, Norfolk, NR14 6GZ

BROWN & CO



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A unique residential/commercial opportunity comprising a pretty, three-bedroom farmhouse in charming and well stocked gardens together with a substantial barn flanked by a number of adjoining outbuildings with the whole being suitable for a number of different purposes. Meadow Green enjoys a wonderful setting with far-reaching countryside views.

Plot approaching 0.69 acres (stms).

£750,000



DESCRIPTION

Meadow Green has been in the same family since 2004 and comprises a unique residential/commercial opportunity. The whole sits in charming grounds of 0.69 acres (stms) being made up of a pretty, three-bedroom farmhouse in idyllic and well stocked gardens, a super barn with infrastructure in place for the family business together with adjoining outbuildings and further southwest gardens which flow across the rear of the property.

Meadow Green enjoys a most attractive vista approached via Hales Common with its far-reaching views over gently undulating farmland and woodland. This delightful approach gives access to a small number of properties. The house itself enjoys well arranged accommodation on two floors comprising three bedrooms, and a good range of reception rooms. Of particular note, is the principal beamed sitting room with an attractive open fireplace.

The gardens for the farmhouse are well established and enjoy many points of interest. The gardens sit immediately behind the house accessed via the garden room or at the side of the property, being mainly laid to lawn with a delightful kitchen garden and various seating areas. They flow beautifully down towards the southeast boundary and are bordered by the woodland.

The family business, Meadow Green Dog Rescue Centre has been

successfully operated for over 30 years and has been in the same ownership since 2004. The privately owned non-charity funded centre is spread across the remainder of the property.

The main barn is an incredible component of Meadow Green and has great potential for a number of different purposes subject to the necessary planning consent being forthcoming; currently used as the main kennels. The outbuildings which flank the barn comprise the office with shower facilities, holding kennels, a further four kennels, laundry/blanket room, a further eight kennels, and kitchen which serve the dog centre and offer vital space when running a rehoming organisation of this size. The centre can hold a maximum of 42 dogs. More information on the business can be found through the selling agents.

We draw your attention to the floorplan to how the accommodation is arranged.

The lawned grounds wrap around the rear of the barn and are currently caged with four expansive areas for dogs to exercise and roam. Naturally these could be removed and would make a lovely garden area for the barn itself or as extra garden in conjunction with the main house. As you approach Meadow Green through the cattle grid and gated entrance there is a large, shingled parking area offering space for lots of vehicles.

This is an exciting opportunity to live tucked away in a peaceful position with an option to continue a business which has stood the test of time over the last 30 years or so, or one could adapt the accommodation subject to the necessary planning consents enabling any buyer to derive an income or develop.

Services – Mains electricity, mains water, oil fired central heating, private drainage system (septic tank) Local authority - South Norfolk District Council. Council tax band C

Acreage – 0.69 acres (stms)

LOCATION

Meadow Green is situated in an unspoilt rural position approached over Hales Common and surrounded by gently undulating farmland and woodland. Norwich, the Cathedral city and regional centre of East Anglia, is about 13 miles to the northwest and the Waveney Valley market towns of Beccles and Bungay are both just 5 miles. Nearby, the town of Loddon has good everyday shopping facilities and access to the south Broads Network can be gained from the River Chet, which flows into the River Yare. Southwold, on the Suffolk Heritage Coast, is about 17 miles. There are mainline railway stations at both Norwich and closer to London, Diss (17 miles) with regular trains to London Liverpool Street with an approximate journey time of 90 minutes.



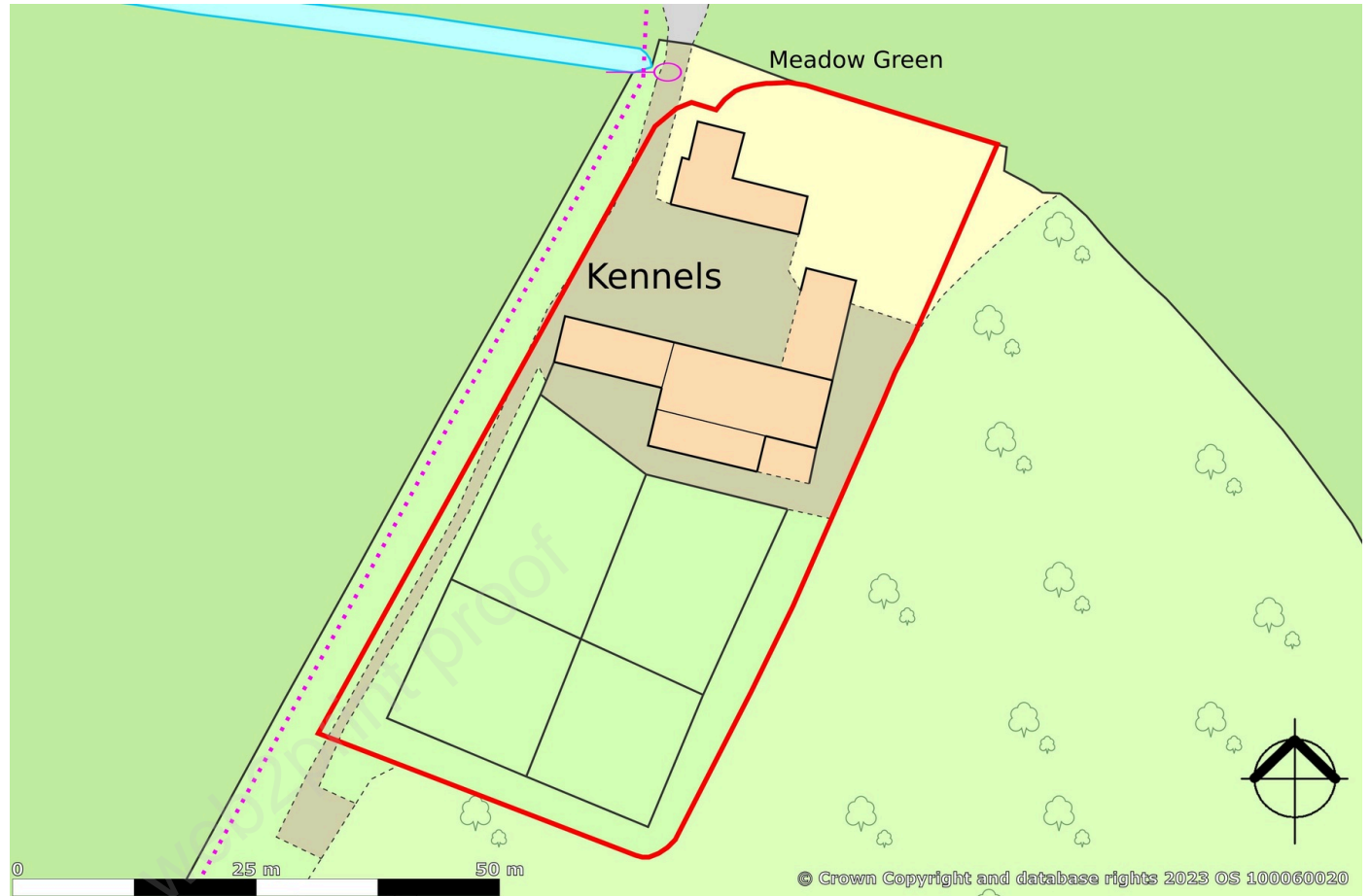
DIRECTIONS

Leave Norwich on the A146 Beccles Road and after passing Loddon and the turning to Hales on the left, continue for a short distance and turn right into a small slip road signposted Wash Lane. After a short distance, turn right again and this leads onto an unmade road which crosses over Hales Common. The property is positioned centrally on The Common and you take a left turn with signposting for 'Meadow Green'.

AGENT'S NOTES:-

- 1) South Norfolk council maintain the common land to the front of the property. There is no cost to the owners of Meadow Green
- 2) There is a right of way over the property. Kirby Cane estates maintain trees in the woodland to the rear of the property. Access is by appointment only.
- 3) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- 4) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

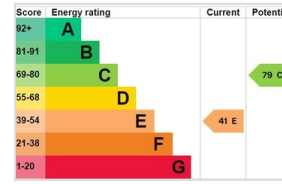
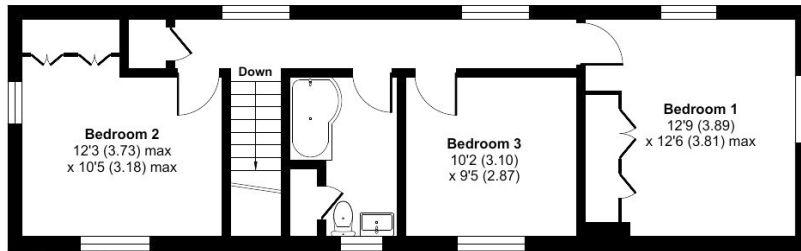
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



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Approximate Area = 1531 sq ft / 142.2 sq m

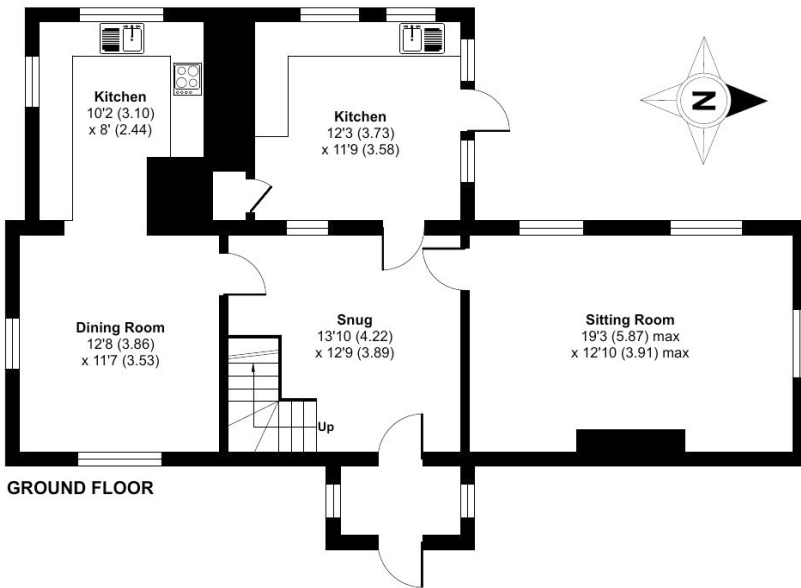
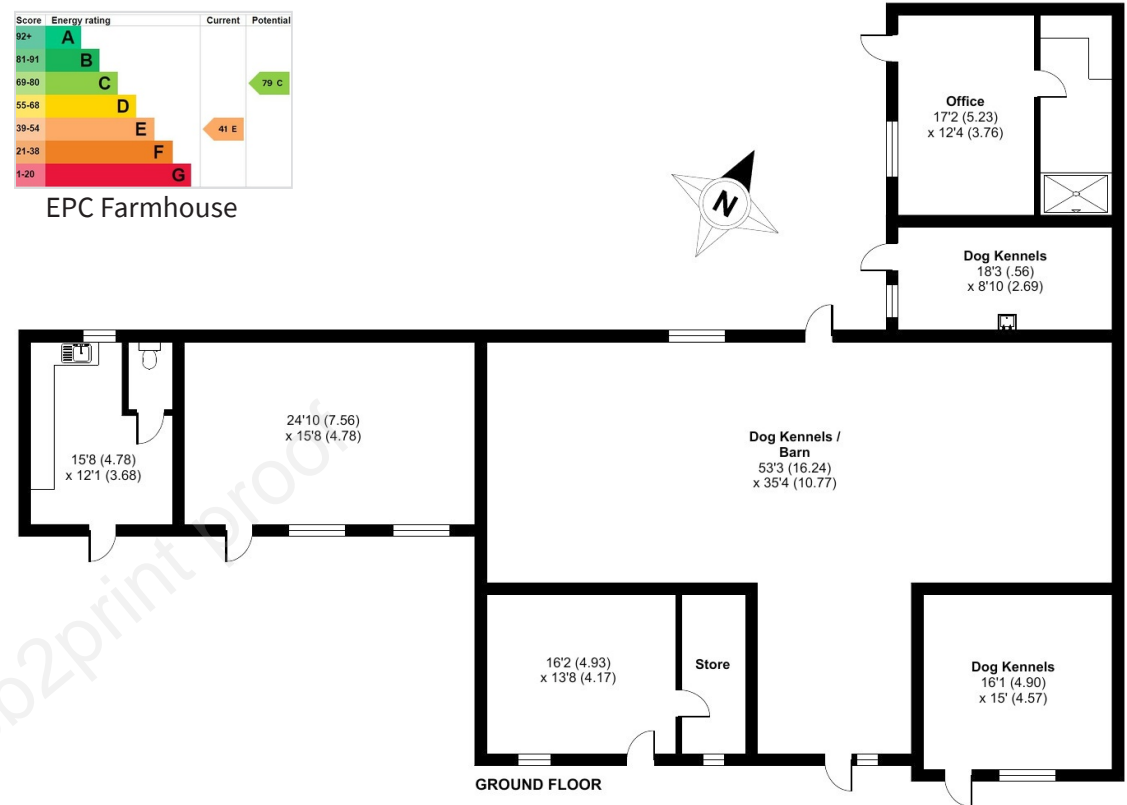
For identification only - Not to scale



EPC Farmhouse

Approximate Area = 3036 sq ft / 282 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2023. Produced for Brown & Co. REF: 1020364

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