



Mermaid House

Earsham Road, Hedenham, NR35 2LA

BROWN & CO



Mermaid House, Earsham Road, Hedenham, NR35 2LA

A stylish conversion of an historical 17th Century Coaching Inn located in a rural conservation area.

GUIDE PRICE - £1,195,000



DESCRIPTION

Mermaid House is a stunning and sympathetic renovation of an historic 17th Century Coaching Inn. Once at the heart of this rural village in south-east Norfolk this elegant property looks towards the Grade I Listed Tudor Hedenham Hall with field views to the rear aspect. The property has lovingly undergone an extensive conversion process with stylish additions including an impressive two storey extension to the rear aspect, with glazed gable flooding light into the rear of the property and an impressive family room with vaulted ceiling and bi-fold doors to the landscaped rear gardens. Providing a home of great character ideal for modern family living, having been brought up to modern standards with an impressive air source heat pump heating system and modern day insulation.

This historic house retains many of the original features that you would expect of a home of this period, with many oak beams and exposed red brick features, modern additions including oak internal doors, engineered oak flooring to many rooms and a stylish oak staircase with modern oak turned spindles which help create an elegant and comfortable family home with generous and versatile accommodation.

At the heart of this home is the impressive kitchen with vaulted ceiling and electric roof light windows with full width windows overlooking the rear gardens. Well equipped with plenty of

storage, a built-in larder unit, range cooker, a generous walk-in pantry and a cellar. The versatility of the accommodation means that there is a ground floor bedroom with en-suite shower room accessed from the rear hall which could easily be used as a form of self-contained accommodation, or an office with private access. In addition on the ground floor is the snug, a perfect place to get away from it all, with feature fireplace and wood burner, a separate living room, again with woodburner and study with deep feature bay window. With accommodation over three floors the master suite will be found on the first floor, with walk in dressing room and en-suite shower, there are two further double bedrooms on the first floor, which includes the guest suite with en-suite shower and a family bathroom, whilst on the second floor can be found two bedrooms with vaulted beamed ceilings.

Approached via electric double gates from Earsham Road, the landscaped gardens are lawned, with well stocked shrub borders and a large gravelled driveway leads to the double garage with roof turret with inset clock. There are extensive lawns to both the sides and rear aspect with large paved patios, red brick low level feature walls and borders.

LOCATION

Hedenham is situated in South Norfolk, about 12 miles from Norwich, 4 miles from Bungay and about a mile from Woodton. This is an excellent opportunity to live tucked away in the South

Norfolk countryside, yet within easy reach of the capital city of East Anglia and the Waveney Valley. The market town of Bungay provides excellent local shopping and transport facilities. Norwich provides a train service to London Liverpool Street and has an international airport, together with excellent schools and other amenities.

DIRECTIONS

From the top of the A146 Trowse bypass heading towards Beccles, turn right onto the B1332 towards Bungay. Travel through Poringland, Brooke and Woodton. Three quarters of a mile after Woodton you will find the Mermaid house on the right opposite Hedenham Hall. Take the right hand turning into Earsham Road and the access to Mermaid House is on the right hand side.

From the top of the A146 Trowse bypass heading towards Beccles, turn right onto the B1332 towards Bungay. Travel through Poringland, Brooke and Woodton. Three quarters of a mile after Woodton you will find the Mermaid house on the right opposite Hedenham Hall. Take the right hand turning into Earsham Road and the access to Mermaid House is on the right hand side.

Services. Mains electricity, mains water, private drainage system. Air source heat pump providing underfloor heating to the ground floor with radiators to the first floor.



AGENT'S NOTES:

- (1) 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.
- (2) 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



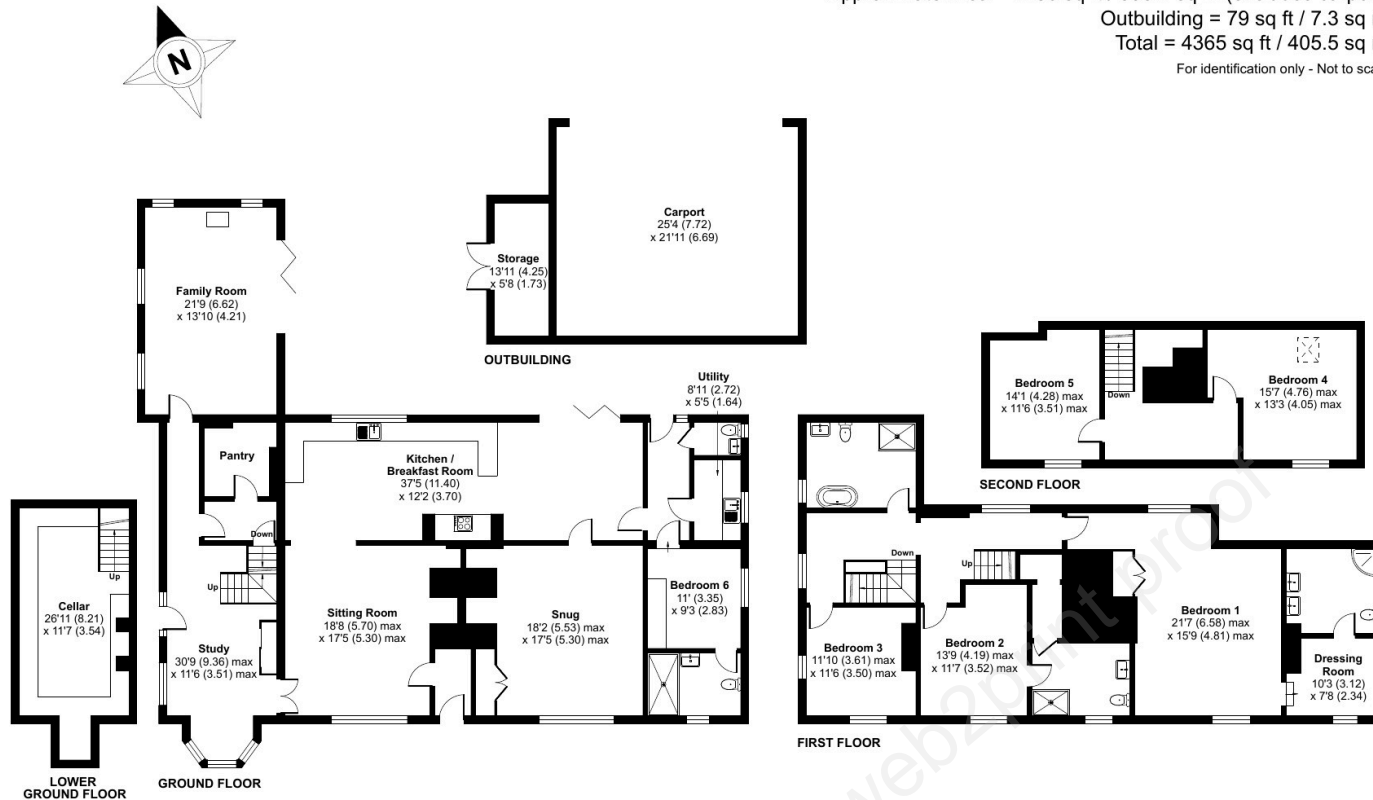
Norwich Road, NR35

Approximate Area = 4286 sq ft / 398.1 sq m (excludes carport)

Outbuilding = 79 sq ft / 7.3 sq m

Total = 4365 sq ft / 405.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Brown & Co. REF: 1240264



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated February 2025. Ref

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants