



Mermaid House

Earsham Road, Hedenham, NR35 2LA

BROWN & CO



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

Offers In Excess of £1,000,000



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.

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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



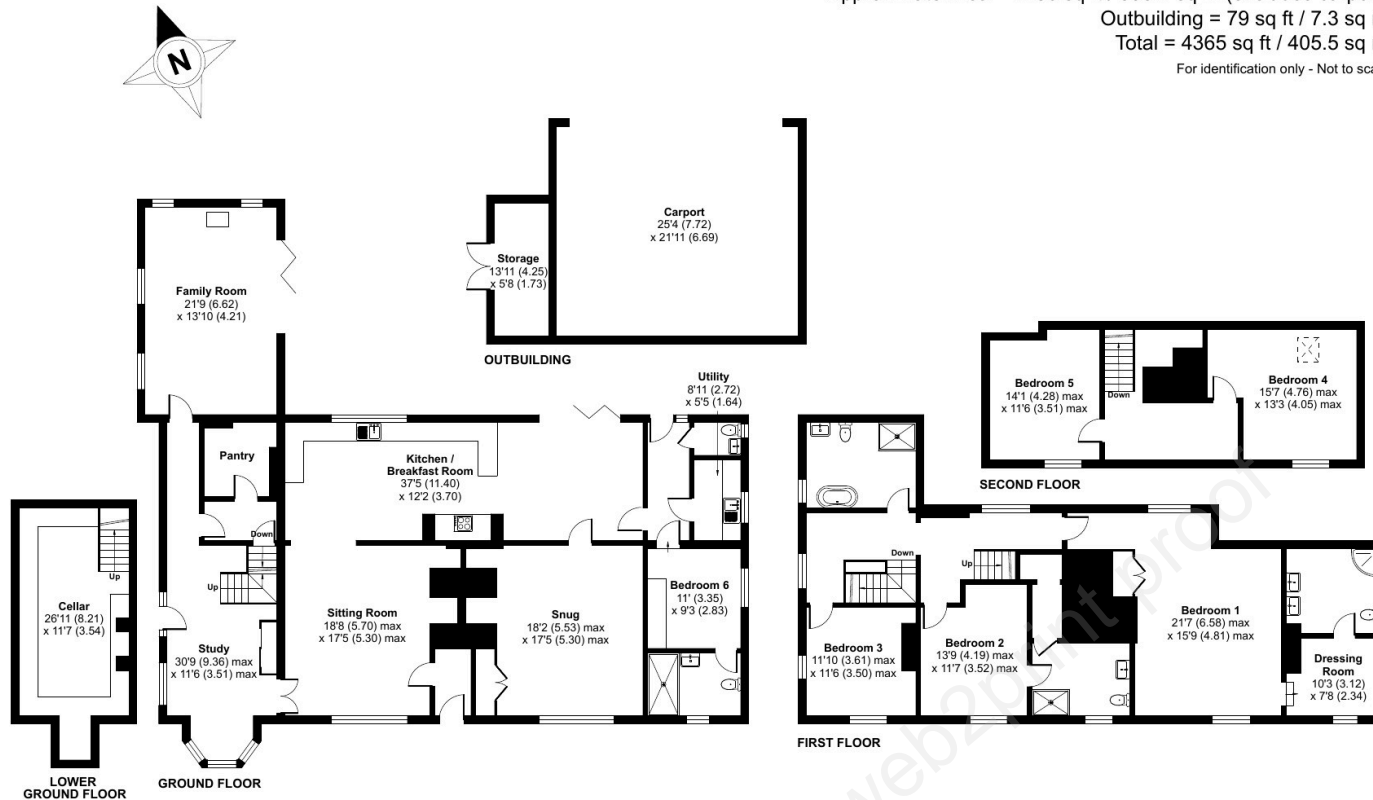
Norwich Road, NR35

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



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Brown&Co

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

T 01603 629871

E norwich@brown-co.com

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Property and Business Consultants