



The Old Post Office
Market Place | Kenninghall | Norfolk | NR16 2AH

MAGICAL COTTAGE CHARM



This superb former post office is a treasure trove of character, charm and distinctive quirks. Located in the Norfolk village of Kenninghall, only a short drive from Attleborough and Diss, this 18th century property enjoys an enviable location in the hub of the village.

The property offers a fantastic kitchen breakfast room, with walk-in pantry, four generous bedrooms with ensuite to the principal, a cosy sitting room and a large workshop with annexe potential.

This fantastic home is perfect for those looking for a property with bags of personality.



KEY FEATURES

- A Charming Grade II Listed Cottage in a Wonderful Village Location
- Four Generous Bedrooms with En-Suite and Family Bathroom
- Cosy Sitting Room with Wood Burner
- Fabulous Kitchen Breakfast Room and Walk In Pantry
- Very Useful Spacious Utility Room
- Large Workshop - Potential Annexe Subject to Consents Being Obtained
- Delightful Gardens
- The Property is Close to the Local Shop and Public House
- The Accommodation extends to 1,733sq.ft
- No EPC Required

Bursting with character, this former post office is not your average property and if you value individuality, it's impossible not to be enchanted by it. The property is thought to have been built in the 1750s, but nobody knows for sure. What is certain though is that this wonderful building has been at the heart of the village community for hundreds of years, formally serving as The Prince of Wales pub, before becoming a post office until the late 1980s. The current owner fondly recalls her immediate attraction to the house, describing how its "magical" and "quirky" charm captivated her upon stepping inside. "It was love at first sight for us" she explains.

Step Inside

The attractive exterior features whitewashed elevations beneath a pantile roof, with pretty dormer windows and a protruding bay to the ground floor. An area of planting at the front includes a trellis where a climbing rose winds its way up the painted wooden lattice. This idyllic country cottage façade could not be more welcoming. Stepping through the front door unveils an impressively large reception area, where the cool touch of stone flooring stretches throughout the ground floor. Overhead, sturdy beams crisscross the ceiling and walls, lending a rustic charm to the space, while the fresh whitewashed walls radiate airy brightness. "The best way to describe this property is as a character cottage that has been updated for modern living," explains the owner. Indeed, it has been beautifully updated, marrying traditional charm with modern comforts in a seamless union. Conveniently situated in the generous reception area, a spacious double cupboard stands ready to discreetly stow away shoes and coats. Positioned beneath the bay window, a charming window seat makes good use of this cosy nook.





KEY FEATURES

Character Aplenty

A spacious sitting room is located to the front of the cottage. Commanding attention at the heart of the room is a large inglenook fireplace with woodburning stove, promising cosy evenings by the fire during colder months. Back through to the entrance hall is access to the generous kitchen and dining area. Spanning the width of the property, this delightful room is a fantastic size for entertaining. The exposed beams and white walls continue in this welcoming, double-aspect room, creating a superb space for gathering your favourite people to cook, eat and relax. To one end of the room, timeless cottage-style units have been organised in a convenient galley style arrangement. Fitted with antique brass cup handles and taps and topped with pristine white countertops, this traditional design optimises the country-cottage aesthetic and creates a relaxed and efficient workspace. A notable feature is the hammered copper splashback behind the range cooker which adds a striking visual element to the room. Complementing the units is a coordinated island which provides further storage and prep space. It also serves as a convenient spot to perch on a bar stool and enjoy a chat with the cook. A gas range with double electric cooker, as well as a dishwasher are to be included as part of the sale. A stable-style door opens from this room to the garden and a walk-in larder provides further storage. Step down into the generous utility room to find more fitted cabinetry and tailored space for a washing machine and tumble dryer. This unusually generous room is akin to a kitchen in its own right and a fantastic addition to the property.

Explore Upstairs

Stairs from the dining area ascend to the first-floor landing, where a large cupboard provides useful storage for towels and bed linen. The principal bedroom is sizeable with a built-in wardrobe and adjacent ensuite shower room. There are three further double bedrooms and a well-proportioned family bathroom with decorative wood panelling.

Step Outside

The charming courtyard garden has been predominantly laid to gravel, with a patio area directly adjacent to the property. The garden features several well-stocked beds, designed for effortless upkeep, in addition to its own well. Secure gated access is provided to the rear. Another notable feature is the spacious workshop, which has been separated into two rooms. This versatile area is equipped with a toilet, sink and electrical fittings. Currently utilised for a home-based business, this space presents significant potential for conversion into an annexe for a family member or a potential Airbnb rental (subject to the necessary planning).

















INFORMATION



On The Doorstep

Kenninghall is a small, friendly village situated in the south of Norfolk, close to the Suffolk border. The village boasts a well-stocked village shop and post office, GP surgery, pub, and primary school. For those keen to explore the surroundings, the property is conveniently situated within walking distance of Kenninghall Wood. Just a short drive away lies the Redgrave and Lopham Fen, recognised as the largest fen in England and one of the most important wetlands in Europe.

How Far Is It To

Kenninghall is approximately 8 miles north west of Diss, 11 miles east of Thetford and 23 miles south-west of Norwich. The A11 is also within easy reach, providing links to Norwich and London. The village of Attleborough (8 miles) offers a range of amenities, including supermarkets, shops, restaurants, pubs, schools, healthcare, and leisure facilities. The historic market town of Diss provides a generous selection of shops and amenities as well as direct rail connections to London (90 minutes) and Norwich (20 minutes).

Directions

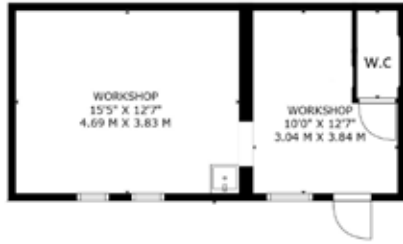
Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages of Roydon and Bressingham. On entering the village of South Lopham take a right hand turn just after the village pub - signposted North Lopham. Continue through the village of North Lopham and follow the road into the village of Kenninghall. At the T junction by the village sign take a right hand turn and follow the road into the centre of the village. The property will be found on the right hand side on the market square and the corner of West Church Street..

What 3 Words Location

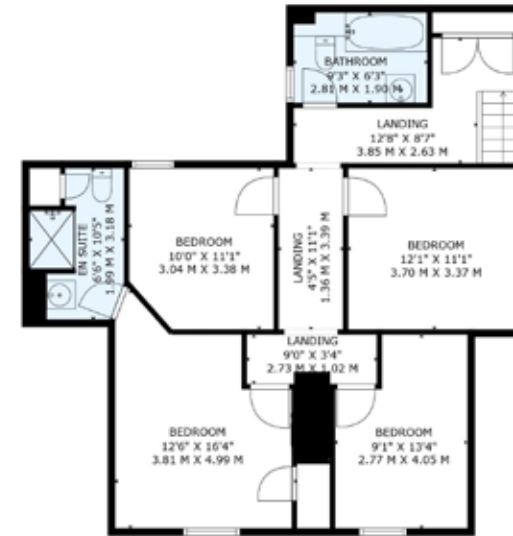
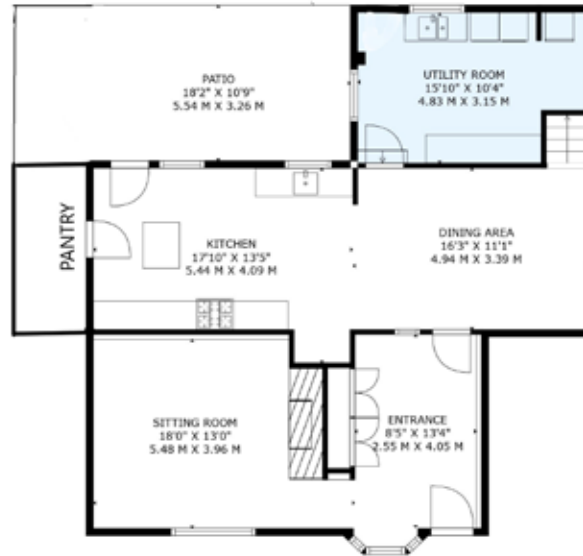
Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [resists.grape.coverly](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Coverage -varies depending on Network provider
Broadband Available -Vendors use BT
Please see www.checker.ofcom.org.uk for Mobile/Broadband availability
Breckland District Council – Council Tax Band D
Freehold



COURTYARD/GARDEN



TOTAL: 1733 sq. ft, 161 m2
 FLOOR 1: 914 sq. ft, 85 m2, FLOOR 2: 819 sq. ft, 76 m2
 EXCLUDED AREAS: WORKSHOP: 332 sq. ft, 31 m2, PATIO: 195 sq. ft, 18 m2, COURTYARD/GARDEN: 487 sq. ft, 45 m2,
 BAY WINDOW: 6 sq. ft, 1 m2, LOW CEILING: 58 sq. ft, 5 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.
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