



Brunel House
Potash Lane | Hethel | Norfolk | NR14 8EY

 FINE & COUNTRY

MORE THAN MEETS THE EYE



All is not what it seems at this attractive Grade II listed period home.

Yes, there's abundant character and a fairy-tale exterior, but the whole of this spacious property has been completely restored and all but rebuilt, so it's incredibly energy efficient and cost-effective to run.

It sits on a large plot of around 0.65 acres, set well back from the road down a private drive, hidden from view and totally secluded.



KEY FEATURES

- An Attractive Grade II Listed Period Home situated in the Village of Hethel near Wymondham
- Five Bedrooms arranged over Two Floors with Three En-Suites and a Bathroom
- The Principal Bedroom benefits from access to a Potential Dressing Room/Bedroom Five
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Sitting/Dining Room with Beams and an Inglenook Fireplace with Wood Burner
- Grounds Wrap Around the House extend to 0.65 of an acre (stms)
- Gated Driveway leading to Plenty of Parking with 21kw 3Phase Fast EV Charger
- The Accommodation extends to 1,943 sq.ft
- The Property is being Sold, Chain Free
- Energy Rating: C

If you love the charm and welcoming warmth of period properties, but you don't want the upkeep and expense, this will give you exactly what you're looking for. Exquisitely restored and given a new lease of life by the current owner, the 16th century home beautifully blends the old and the new, with an air source heat pump, EV charger, sealed units in the windows and more, taking it up to an impressive 'C' energy rating.

Centuries Of Stories

The oldest parts of the property date back to the early 16th century, with later additions. It's thought there was originally a larger property on the site and this is what remains. Imagine the stories this house must hold, what it must have seen over its long life! When the current owner came across the property in the late 1990s, it was derelict and hadn't been inhabited for many years. He fell in love with the bones of the house, the generous plot and the peaceful setting and set about bringing it back to its best. The result is a superb home that's beautifully finished and well set for the future. It would be perfect for a young family, effortlessly adapting to their changing needs throughout the years, and would also suit a couple who want the space to entertain friends and host weekend guests and family groups.

Step Inside

As you begin to explore the house, you realise how much care has gone into its restoration, and you appreciate all the extra touches that the owner has included. As it's been so well insulated and finished, it holds the heat well in winter, and while the wood burner adds a cosy atmosphere and is very effective, the heat pump works brilliantly to keep you toasty. In summer, the house is light and welcoming but stays cool, so you can still get a good night's sleep! The owner has used materials authentic to the house and has reclaimed and reused pieces wherever possible. For example, the herringbone brick in the hearth under the wood burner was repurposed from elsewhere in the house.





KEY FEATURES

There's beautiful solid English oak flooring throughout most of the ground floor and solid European oak upstairs. Because the house has all but been rebuilt, the owner has been able to install an unusually good number of bath and shower rooms - three of the bedrooms have an en-suite, with the other two sharing a gorgeous family bathroom and ground floor shower room. No need to wait your turn on busy mornings! There is superfast fibre broadband and a strong mobile signal for anyone working from home - and there are some thoughtful extras in the property. On a practical note, the owners have created a large hatch in the sitting room ceiling so furniture can be passed up when it won't go around the cottage stairs. In the kitchen you'll find a rather more fun addition in the form of a draught beer tap. Once you've lived with it, you'll wonder why there isn't one in every kitchen!

More To Enjoy

One of the lovely things about this property is that you have no immediate residential neighbours, so you can make as much noise as you like and there's nobody to disturb! You can host parties and barbecues, play music, have a gazebo on the lawn, or whatever you want. Of course, there are neighbours of the wildlife variety, with wonderful birdlife passing overhead or through the garden, and you'll enjoy seeing woodpeckers, owls and more, as well as deer. The owner tells us that birdsong is the sound most likely to wake you up here - there isn't anything else to hear! The garden is currently a blank canvas, so you can leave it exactly as it is or landscape it to your heart's content. There's room for a cart lodge, detached garden room, or even to extend the house, and the council have indicated they would look favourably upon sympathetic applications. There are fruit trees in the back, room to create a kitchen garden, plus vehicle access to the front and rear. You could keep your motorhome or trailer tucked away out of sight at the back and still have plenty of parking on the drive. The front garden is home to the original well, now safely covered, and you can keep your garden lush and green using the well, even in a heatwave. The whole plot is very secure as the owner has fitted commercial grade CCTV which is linked to an app on your phone, so even when you're not there, you can keep an eye on your property and be reassured all is well. You're so secluded here that even people who have worked down the road at Lotus for many years don't know the property is here. That suits the owner just fine - this is a great place to retreat and relax. But if you want to venture beyond the garden, you can walk to Wrenningham and enjoy a Sunday roast at the Bird in Hand, or just explore the quiet lanes around here with your dog or on your bike. You're well placed for access to Wymondham, Mulbarton, Norwich and the A11, so if you travel frequently but want a peaceful place to return to, this will suit you nicely. It also means you don't have to go far for day-to-day amenities - everything is within easy reach.





























INFORMATION



On The Doorstep

The attractive market town of Wymondham has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

How Far Is It To?

The property is conveniently situated for easy access to the A11 and routes out of Norfolk. The cathedral city of Norwich is 8 miles away and renowned for its cultural and shopping facilities, restaurants, bars, cinemas, cafes, range of both private and state schools and is the business centre of the area. There are several golf courses and other leisure facilities in the area whilst the coast, the Norfolk Broads national park and Thetford forest are all within easy driving distance. Norwich has a train station with connections to London Liverpool Street and an airport serving domestic, European and international destinations.

Directions

Leave Norwich on the A140 Ipswich Road and turn right on to the B1113 Mulbarton Road. Follow this road through Mulbarton and then at the roundabout take the second exit onto The Street/B1113 through Bracon Ash. Turn right onto Wymondham Road/B1135 and follow the road past open fields and the turning will be on your right-hand side into Potash Lane. The property will be found clearly signposted with a Fine & Country For Sale Board.

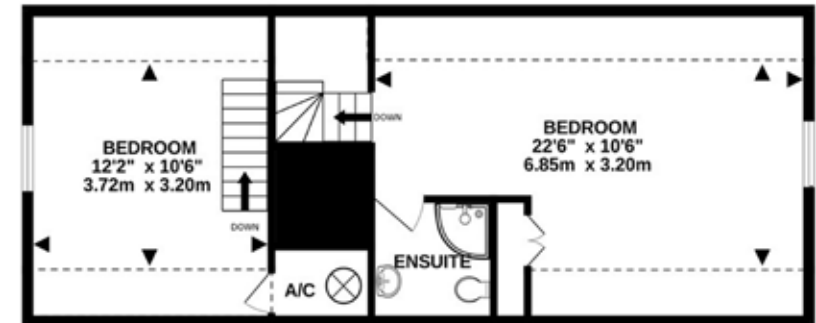
Services, District Council and Tenure

Samsung Air Source Heat Pump, Economy 7 Hot Water, Mains Water
Private Drainage
900MB Fibre Broadband with Openreach/Plusnet
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band C
Freehold



NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM
TOTAL FLOOR AREA : 1943 sq.ft. (180.5 sq.m.) approx.

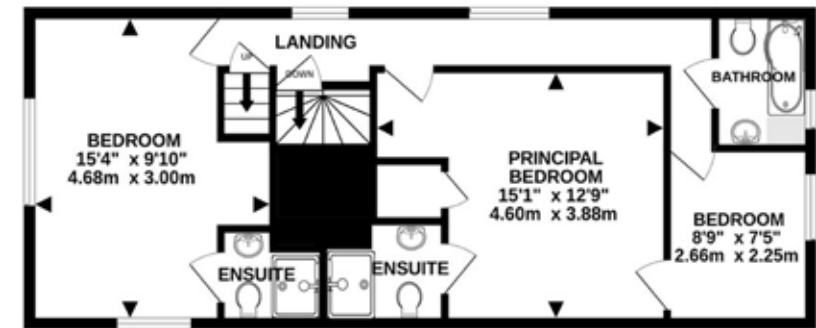
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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2ND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.

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.





FINE & COUNTRY

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