



2 Halls Corner
Hevingham, Norwich, NR10 5NG

BROWN & CO



2 Halls Corner, Hevingham, Norwich, NR10 5NG

A beautifully presented and deceptively spacious four-bedroom village house enjoying outstanding countryside views and generous landscaped gardens situated in an attractive rural setting within the popular village of Hevingham.

£425,000



DESCRIPTION

No.2 Halls Corner is a property with presence, and stands out on the road, enjoying an private entrance into the shingled driveway with the handsome, rendered brick in view and the established boundary setting an immediate tone. The property is well set back, occupying an enviable position overlooking open farmland to the rear. The accommodation is well arranged on two floors and amounts to approximately 1,310 sqft, complemented by a detached garage, useful store and summer house. The property provides comfortable family living with a delightful landscaped garden that makes the very most of its exceptional rural outlook.

Everything at this property has been thoughtfully arranged to provide a variety of reception spaces suited to both everyday life and entertaining. The sitting room, dual aspect and light and airy flows naturally through to a snug and then onto a formal dining which overlooks the terrace. The kitchen is well positioned alongside a separate family room overlooking the front of the house. A ground floor shower room completes the principal accommodation.

The first floor provides four well-proportioned bedrooms, served by a family bathroom. The bedrooms all enjoy pleasant views, particularly at the rear of the house.

A particular feature of the property is its delightful rear garden, which has been carefully landscaped to create a peaceful outdoor setting with uninterrupted views across open fields beyond.

Predominantly laid to lawn, the garden is interspersed with mature planting including a magnificent sweet chestnut tree, established native hedging, herbaceous borders and colourful flower beds, providing year-round interest and an excellent degree of privacy. A mature willow tree creates an attractive focal point and offers welcome shade.

Immediately adjoining the house is a generous raised patio seating terrace, ideal for hosting supper parties while enjoying the outstanding countryside backdrop in the distance. Within the gardens, lies a summer house, offering excellent potential for hobbies.

To the front, the property benefits from a generous shingled driveway providing ample off-road parking and giving access to the detached garage and adjoining store.

Services – mains water, mains drainage, main gas central heating, mains electricity.

Local authority – Broadland District Council

LOCATION

Hevingham is a village located approximately 9 miles to the north of Norwich, just off the A140 Norwich to Cromer Road. Amenities in the area include two public houses and Hevingham Primary School. A much wider range of amenities and shopping facilities can be found in the historic market town of Aylsham which is approximately 4 miles away.

DIRECTIONS

Leave Norwich via Aylsham Road, which becomes the Cromer Road, continue over the roundabouts onto A140 continue past Horsham St Faiths and turn left just after the



Fox Public house into The Street which goes on to merge with Halls Corner. The property is found on the right and side.

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

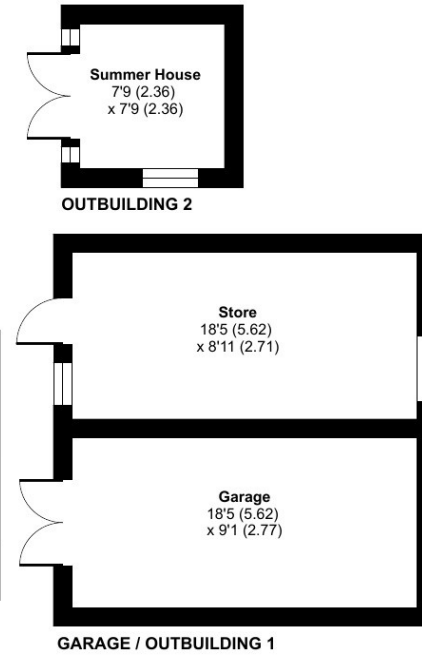
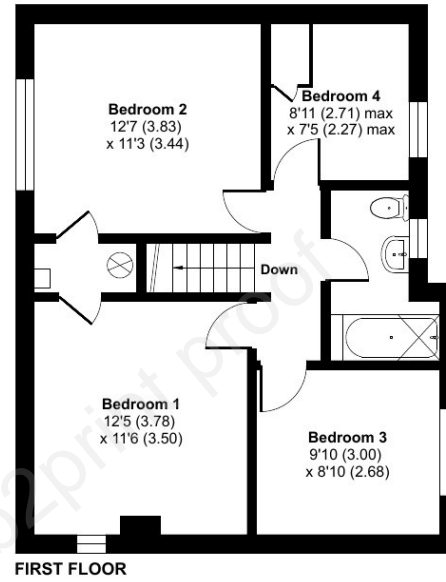
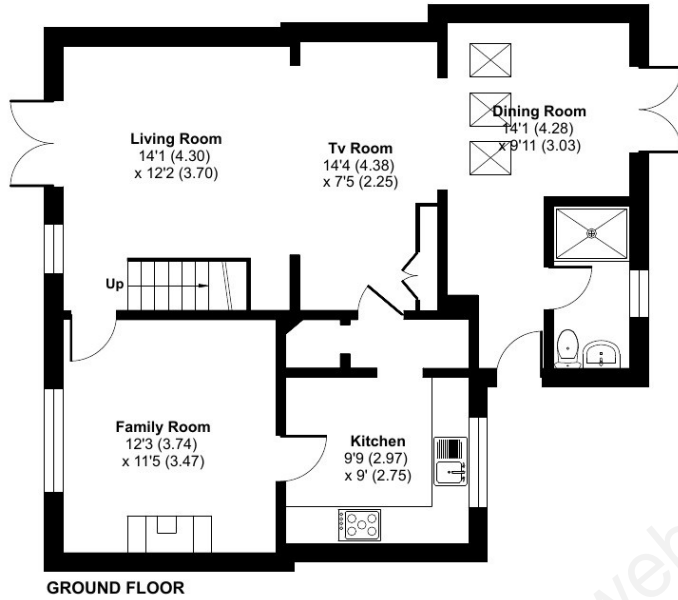




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Halls Corner, Hevingham, Norwich, NR10

Approximate Area = 1310 sq ft / 121.7 sq m
 Garage = 168 sq ft / 15.6 sq m
 Outbuildings = 224 sq ft / 20.8 sq m
 Total = 1702 sq ft / 158.1 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). © n°checom 2026. Produced for Brown & Co. REF: 1482948

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 or 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 June 2026. Ref. 069420

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