



THE STORY OF

Wood Farm

Hempnall, Norfolk

SOWERBYS



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Wood Farm

Fairstead Lane, Hempnall
Norfolk, NR15 2RF

Grade II Listed Former Farmhouse,
Reputedly Dating from 1748

Sympathetically and Comprehensively
Renovated Throughout

Impressive Two-Storey Rear Extension

Bespoke Shaker-Style Kitchen with
Marble Worktops and Central Island

High-End Integrated Kitchen Appliances

Engineered Oak Flooring and Underfloor
Heating to the Ground Floor

Character Features Including Inglenook
Fireplaces and Exposed Oak Timbers

Principal Bedroom with Walk-In
Wardrobe and Bespoke En-Suite

Approximately Half an Acre (STMS) of Private
Grounds, Currently Being Landscaped

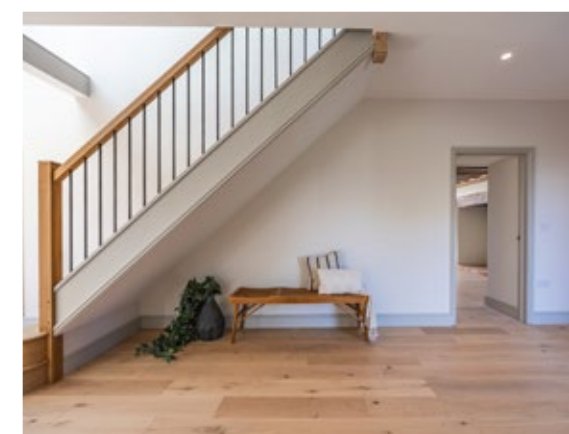
Planning Consent for a Two-Bay Cart Lodge

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





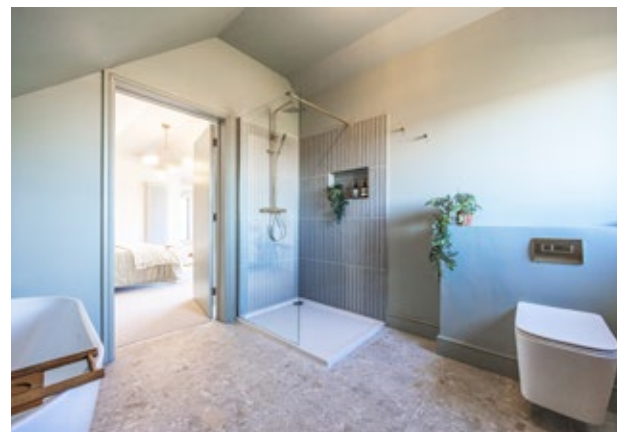
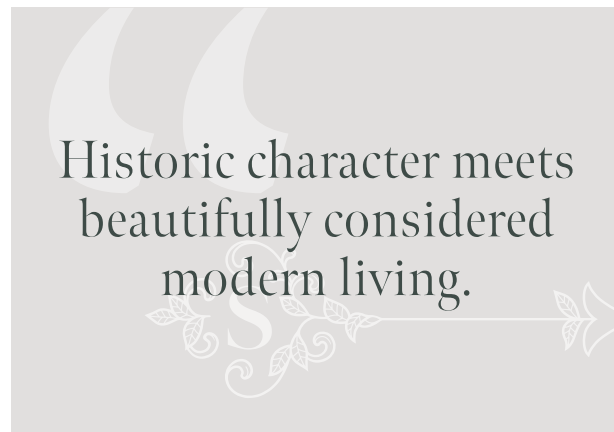
Wood Farm is a truly impressive Grade II listed former farmhouse dating from c.1748 that has undergone a sympathetic, full renovation together with the construction of a superb, two storey extension to the rear. This extensive restoration has left no stone unturned, with the works including the addition of new foundations and steel supports, a new roof, engineered oak flooring on the ground floor with underfloor heating, modern insulation, double glazing to all the windows, a new central heating system and new wiring. Working closely with a local heritage architect, the incredible two storey rear extension almost doubles the size of the original property.

The house is set at the end of a private road surrounded by fields and woodland where there are two other high-quality properties. The character of the property has been sympathetically retained throughout with inglenook fireplaces to the two front reception rooms, oak timbers and original brickwork. As you enter the property the incredible bright and spacious hallway really does set the scene. To the original part of the property there is a superb boot and laundry room, stylish cloakroom, and two spacious reception rooms.

Turning right from the entrance hall you will find a fine bespoke shaker style kitchen with plenty of storage, marble worktops and a fantastic island unit, all equipped with high end appliances. Beyond the kitchen area there is plenty of room for a dining table and for sofas making this an incredibly sociable, open plan living space. The room captures views of the garden from the large bi-fold doors which lead you out on to a private garden with views over the surrounding countryside.

A solid oak staircase leads you from the hallway to the spacious first floor landing. The modern extension includes the impressive principal bedroom which benefits from a large Juliette balcony, spectacular views, a walk-in wardrobe and modern bespoke en-suite. There is also a second bedroom in this section of the house which also has a modern en-suite.

Within the original portion of the house, you will find two bedrooms which share a large family bathroom and another large double bedroom with its own impressive en-suite. These rooms all display the original character of the house with oak beams, vaulted ceilings and newly made double glazed wooden windows made by a local carpenter. The tiles throughout the house have been sourced from Mandarin Stone, giving the super luxurious finish.



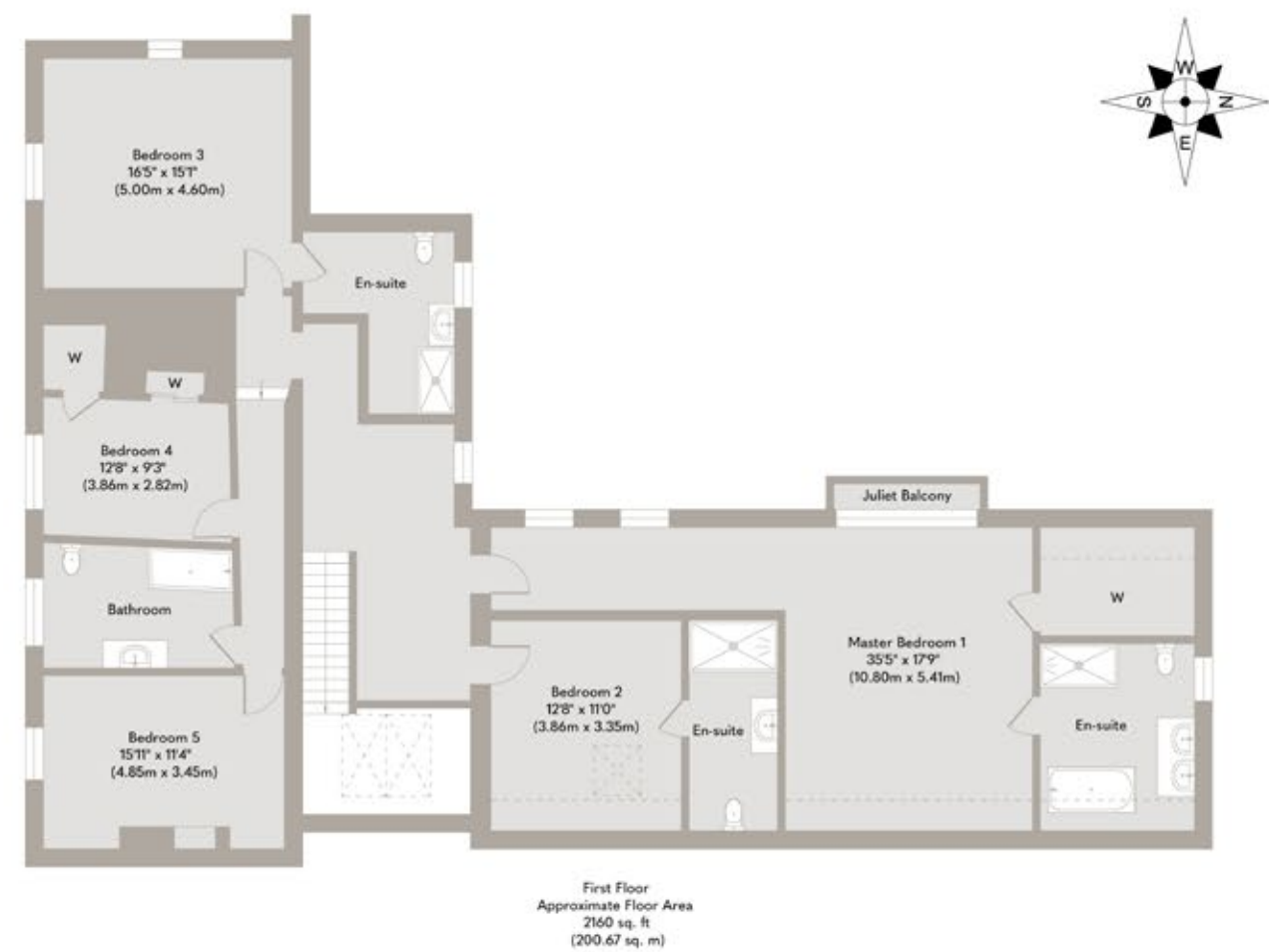
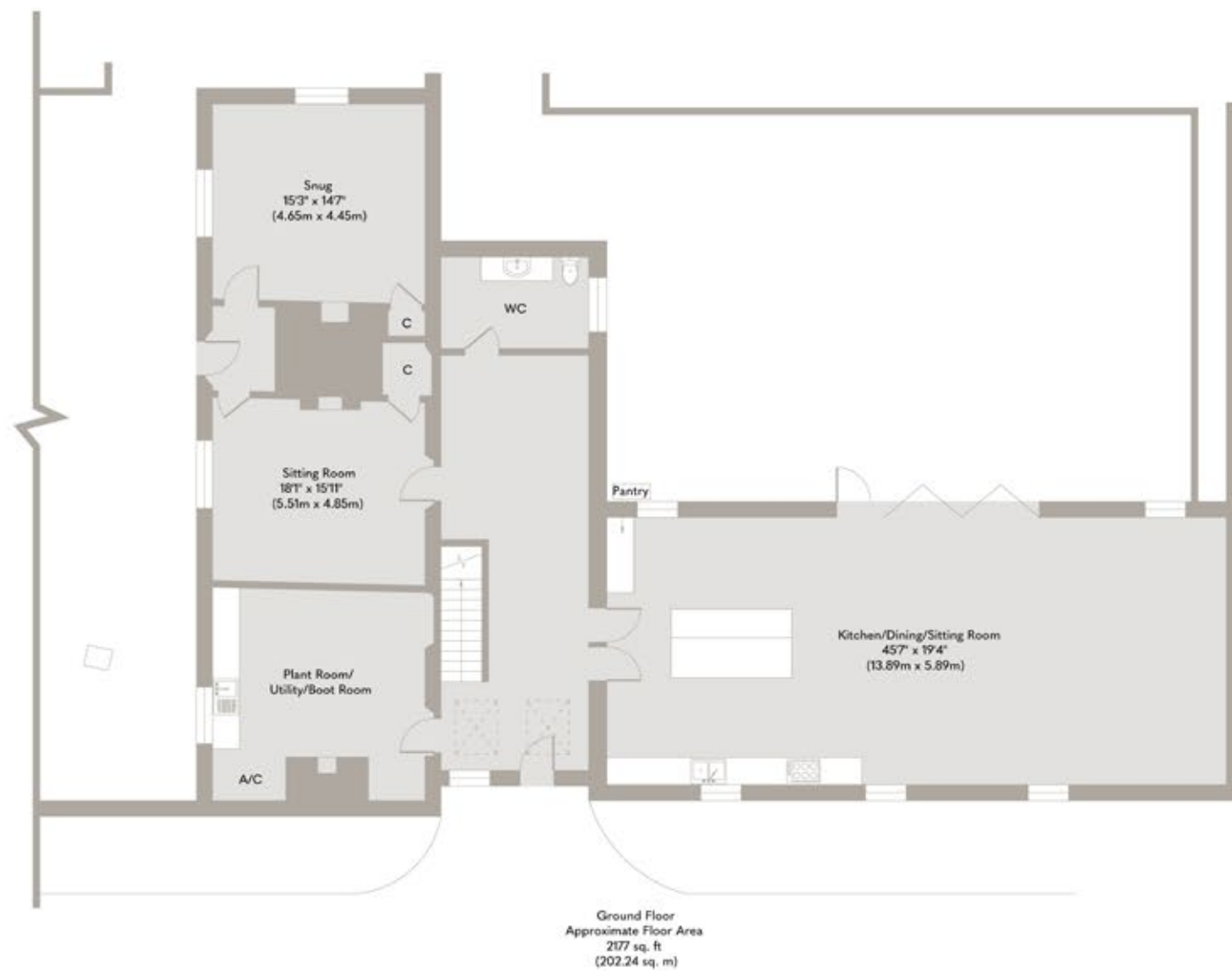


Outside the grounds extend to approximately half an acre and is in the process of being landscaped. Planning consent also exists for the erection of a two-bay cart lodge.

Beautifully restored,
thoughtfully extended
and designed for
modern country living.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hempnall

HISTORIC CHARM, SCENIC STROLLS
AND COMMUNITY SPIRIT

The popular village of Hempnall is situated approximately 15 miles north of the market town of Diss and approximately 11 miles south of the Cathedral City of Norwich.

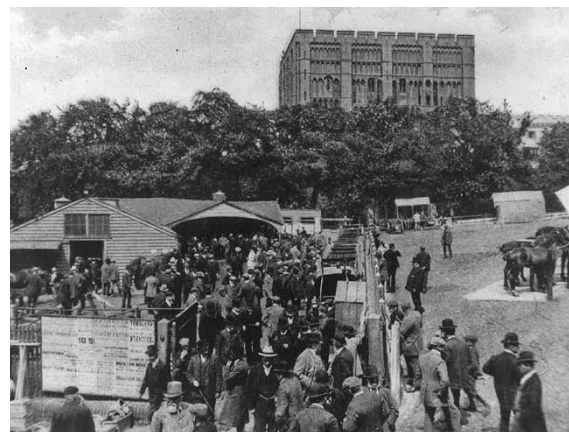
The village offers a lovely community feel with a beautiful medieval church at its heart, thought to date back to the 14th century, showcasing stained glass windows and historic gravestones.

Take a leisurely stroll through the village and explore its picturesque lanes, historic cottages, and well-maintained gardens. The village green is a particularly scenic spot. The surrounding countryside offers excellent opportunities for hiking and cycling enthusiasts. The quiet country lanes and footpaths provide a peaceful way to explore the rural beauty of Norfolk.

Locally, the village shop is community-run, offering a range of essentials, local produce, and baked goods. The Countryman Pub, located in the heart of the village, offers a warm atmosphere and a menu of classic pub fare. It's a great spot to relax with a pint of local ale or enjoy a hearty meal.

Just a short drive away, Norwich offers a range of attractions, including Norwich Cathedral, Norwich Castle Museum, and The Norwich Lanes for shopping and dining.

Hempnall is accessible by car via the A140 and is within a reasonable distance of major towns like Norwich and Diss. Public transport options include buses that connect the village with surrounding towns.



Note from the Vendor



Countryside vies

“A wonderfully private setting with far-reaching rural views.”



SERVICES CONNECTED

Mains electricity. Water via boreholes. Sewerage treatment plants. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///kitchens.continues.comforted

AGENT'S NOTE

Please note that some rooms within this brochure have been virtually staged for illustrative purposes, and grass has been digitally added to the external photographs. These enhancements are for visual representation purposes only and should not be taken as an accurate representation of the property as it currently stands.

Planning has been granted for a cart lodge measuring 9m x 7m. Planning reference through South Norfolk District Council Ref:2023/2678

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

