

william
h brown

Select

The Hare and Hound & The Old Barn
Baconsthorpe Road
Hempstead



A A LARGE FOUR/FIVE BEDROOM FARM HOUSE WITH A DETACHED TWO BEDROOM BARN

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The Old Barn, Baconsthorpe Road, Hempstead, Norfolk NR25 6LD

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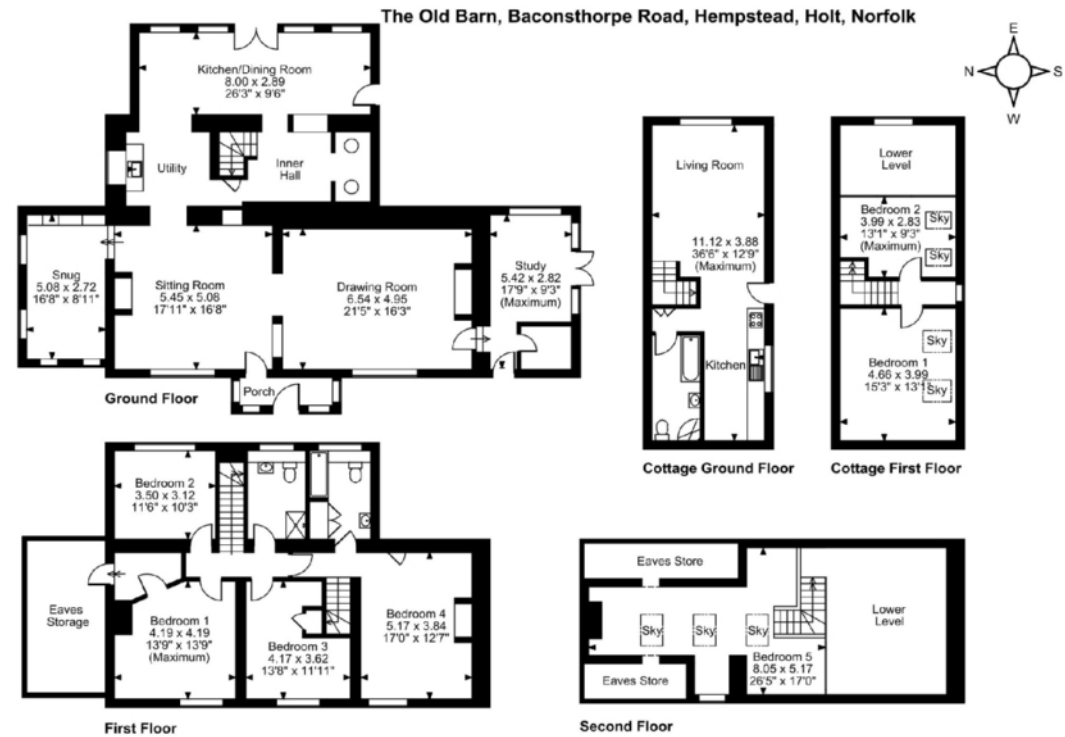
HISTORY

The Hare & Hounds Public House in Hempstead has a rich history that began in 1789. It started as a village beerhouse and evolved into a licensed public house. The pub was owned by various individuals and entities, including the Marchioness of Lothian, the Marquis of Lothian, Major Gerald Southerland, B. & R. Stevenson, and Val Purkiss. The pub's popularity declined after the early 2000s, leading to its closure in 2010. Plans to convert the pub into a private dwelling were initially opposed but later approved, with the plans to change into a private dwelling approved in April 2015. The pub's history is a testament to the changing landscape of public houses and the community's evolving needs.

LOCATION

Surrounded by wonderful countryside, Hempstead is recorded in the Domesday Book as being an outlier of the large manor of Holt. The name itself is likely to be derived from 'the homestead', although there is evidence to suggest that it means 'place where hemp is grown' from the Old English. In the fifteenth century, the Stapleton family held the manor of Hempstead which passed to the Calthorpe family until the 1570s. The local church, All Saints, is unusual in that the apse has a thatched roof while the main part of the roof is pantile. For keen walkers, you are spoilt for peaceful walks in the area, and less than a mile away, Baconsthorpe Castle can be found, an English heritage site and the remains of a fifteenth century manor house once owned by the Heydon family, a prominent Norfolk dynasty, for several generations.





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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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ABOUT

A fantastic opportunity to purchase a former public house that has been granted residential use. There are two dwellings on the generous ¾ acre plot (STMS). A four/five-bedroom main farmhouse and detached two bedroom barn. The properties are served by two separate accesses.

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£600,000

The Old Barn, formerly the Hare and Hound public house which closed in 2010, the property has since been granted a change of use to residential.

Neatly positioned within generous grounds of approximately $\frac{3}{4}$ acres (STMS) the main house offers approximately 3000 square feet of accommodation and benefits from two established accesses which lead to the attractive flint fronted farmhouse, and a two-bedroom detached barn conversion.

This is a fantastic opportunity for someone to finish what the present owner has begun. The main farmhouse has been stripped back to the brickwork and replastered through most of the house. The current owner has significantly invested in the farmhouse in a new air source heat pump system, part re-wired and fitted a new roof. The barn benefits from updated electrics in the recent past.

Externally, there are two accesses, in case a new owner wants to separate the dwellings. Two timber framed sheds provide storage.



EPC Rating: E
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
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