



Harford Hills House
Marston Lane, Norwich, NR4 6LY

BROWN & CO



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A handsome, architecturally designed Grade II Listed house set amidst three acres of grounds in a semi-rural setting, yet within striking distance of the centre of Norwich.

Acreage – 3.127 acres.

£1,600,000



DESCRIPTION

Harford Hills House is approached via wrought iron gates between twin brick pillars and the approach sets an immediate tone for what lies ahead. There is a wonderful sense of seclusion and permanence that you rarely see. Set amidst 3 acres of exceptional, landscaped grounds which include a mature woodland, the house sits quietly and importantly, elevated within its landscape, hidden from view and entirely private. Sweeping lawns and specimen trees combine to create an atmosphere which is very difficult to replicate, and remarkably you are only a stone's throw from the city itself.

The property carries a remarkable history being originally built as a hunting lodge for the Gurney family, whose banking enterprise later became part of Barclays, Harford Hills House was designed by the noted architect E.S. Benest in a highly individual Victorian Gothic style. The house has, over the years, attracted notable occupants, including former Lotus Cars chairman Romano Artioli, and remains a house of considerable architectural character.

The construction, being of rendered brick elevations beneath an impressive thatched principal roof with eyebrow dormers and intricate fascia's is certainly distinctive in appearance, full of charm and individuality. Later additions, thoughtfully executed in

rendered brick and traditional brick beneath slate roofs, sit naturally alongside the original building, preserving the rhythm of the architecture.

At the front of the house are a series of elegant and characterful reception rooms comprising the drawing room with a striking bay window and fireplace, the sitting room and dining room, with all rooms enjoying attractive views across the surrounding gardens. The kitchen area is situated towards the centre of the house and enjoys a number of Velux windows and breakfast room with French doors leading out into the courtyard. Off the kitchen an inner hall provides access into the main hall, but also through to a pleasant garden room and onto a ground floor guest wing with bedroom, dressing room and bathroom. The cellar is accessed from this room. Further ground floor rooms include a wc, laundry, utility and coat room.

On the first floor the landing leads on to four double bedrooms and a family bathroom. The principal bedroom suite with dressing room, en-suite and an outstanding balcony acts as a notable feature of the whole. The remaining bedrooms benefit from fitted wardrobes and the guest bedroom enjoys an en-suite.

The cottage is accessed independently from the courtyard and has been used for a number of different purposes over the years, and

could be used to derive an income (subject to consents) but is suited to multigenerational living and any buyer may factor this into their deliberations. The cottage itself is connected only by the kitchen wall of the main house, and enjoys accommodation on two floors comprising kitchen, sitting room, bedroom and wc on the ground floor. On the first floor there is a landing area with two bedrooms with fitted wardrobes and a shower room.

The grounds, extend as they do, to 3.172 acres (stms), are a defining feature of Harford Hills House. Broad expanses of lawn flow gently away from the elevated position of the house, and are beautifully framed by mature trees and woodland boundaries that create exceptional privacy. The terrace flows around the front elevation and there are large areas to entertain whilst overlooking the grounds. Importantly there is a double garage located towards the back of the house and there is parking for a large number of vehicles.

Services – Oil fired central heating, mains water connected together with an independent water well/borehole, private drainage via septic tank.

Local authority – Norwich City Council.

Council tax band - H



LOCATION

Harford Hills House is situated within walking distance of the centre of Norwich, being situated on the edge of one of the prime residential areas of the city in a semi-rural setting. There are local shopping and transport facilities nearby in Unthank Road and schools are within walking distance, including Town Close and Norwich High School for Girls. There are sports facilities in Lime Tree Road, and golf courses at Eaton and Dunston. The inner link road is close by and there is easy access to the A11 trunk road and Norwich southern bypass as well. Much of the charm and appeal of this property rests upon the unspoilt surroundings, with popular trail walks across Marston Marshes, by the River Yare and Danby Wood, both local nature reserves.

DIRECTIONS

Leave Norwich city centre on St Stephens Road/A11. Take a slight left onto Ipswich Road/A1056 and continue to follow Ipswich Road.

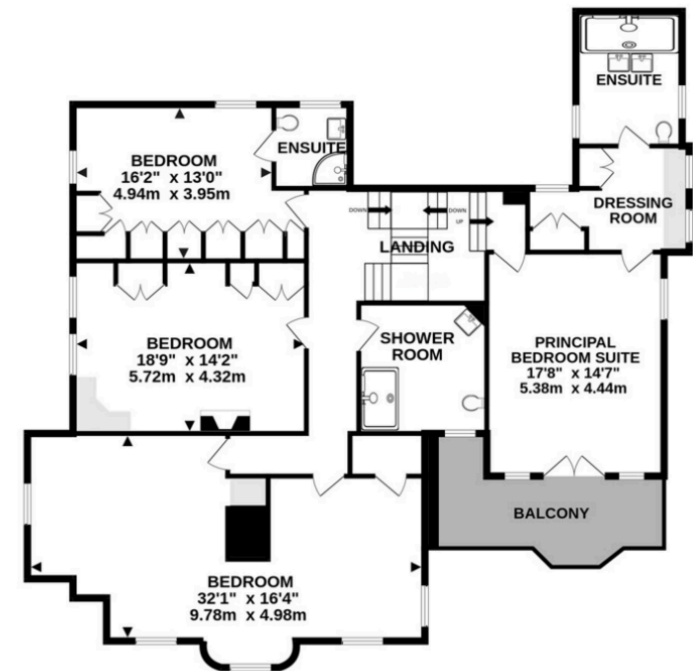
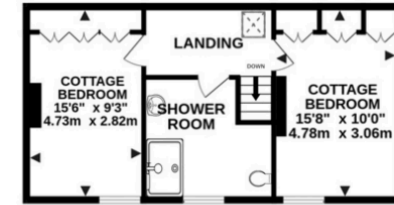
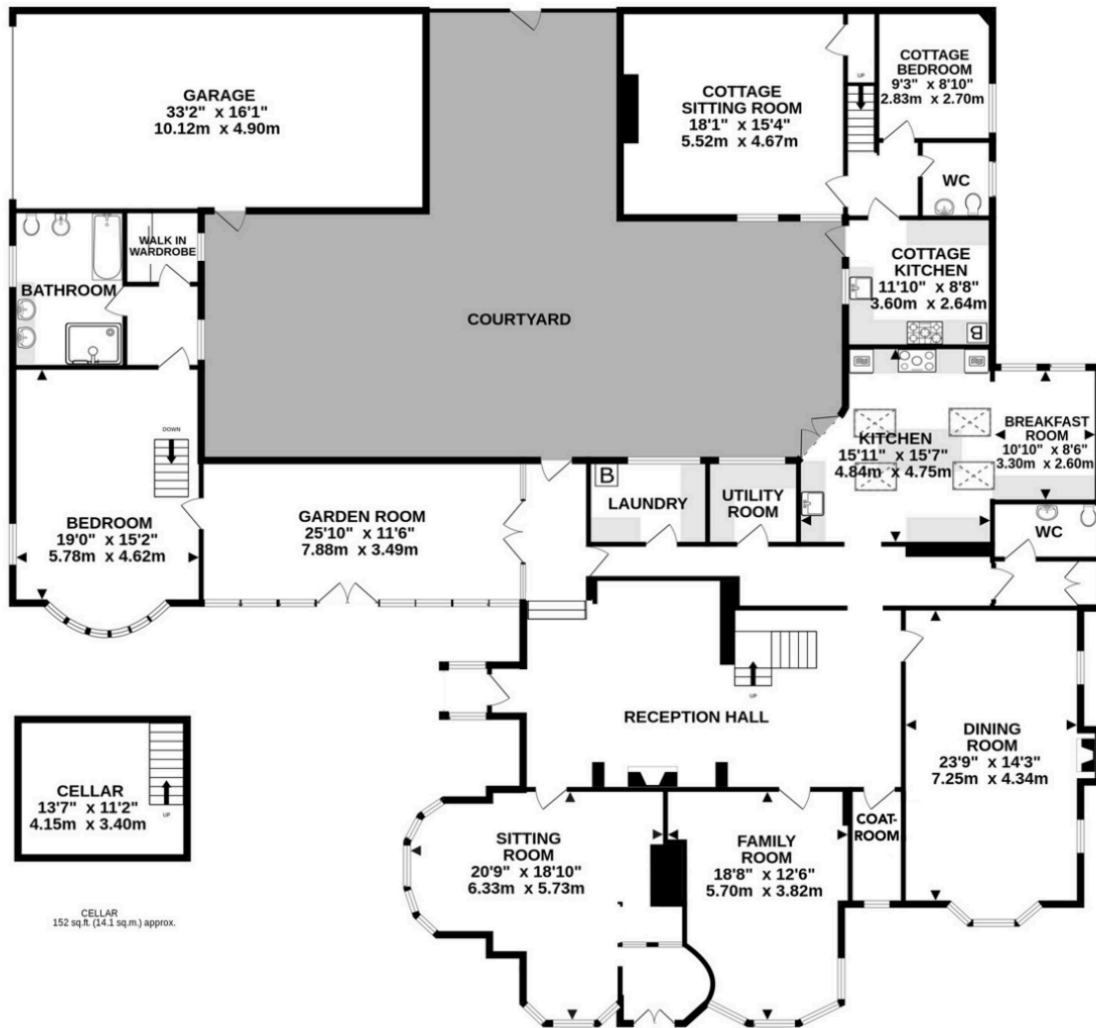
Turn right onto Marston Lane and the access to the property will be found on the left hand side.

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





TOTAL FLOOR AREA : 6443 sq.ft. (598.6 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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