



Rose Cottage
Lundy Green | Hempnall | Norfolk | NR15 2NU

 FINE & COUNTRY

PICTURE PERFECT



Set within the tranquil hamlet of Lundy Green, Rose Cottage is the very definition of a quintessential English home.

Approached via a sweeping gravel driveway, the cottage reveals itself gradually,
framed by mature planting and seasonal colour.

The thatched roofline, soft rendered elevations and traditional dormer windows create an immediately captivating façade, enhanced further by its south-facing aspect which draws sunlight across the front gardens throughout the day.



KEY FEATURES

- A Grade II Listed Timber-Framed Thatched Cottage dating 1600s
- Quiet, Tucked-Away Position with Minimal Passing Road Noise
- Attractive Frontage with Abundant Natural Light
- Character Features Throughout including Exposed Beams and Latch Doors
- Cosy Sitting Room with Inglenook-Style Fireplace and Wood Burner
- Traditional Kitchen with Oil-Fired Rayburn and Space for Dining
- Three Bedrooms including Versatile Ground Floor Bedroom or Snug
- Beautifully Maintained Front and Rear Gardens on a 0.24 acre Plot
- Detached Garage with Driveway Parking for 3-4 Vehicles
- Excellent Access to Norwich
- The Accommodation extends to 1,315sq.ft
- Energy Rating: F

The sense of peace is unmistakable. With minimal passing traffic and countryside surroundings, the setting offers a rare opportunity to enjoy true rural calm while remaining remarkably well connected.

Character and Comfort in Equal Measure

Inside, the cottage continues to impress with a wealth of original features that speak to its heritage. Exposed beams run throughout the home, complemented by textured walls and traditional detailing that together create a warm and inviting atmosphere.

Cosy Living

The sitting room is centred around a striking fireplace with wood burning stove, providing both a visual focal point and a practical source of comfort during the cooler months. This is a room designed for relaxation, where low ceilings and natural materials enhance the sense of intimacy.





KEY FEATURES

Heart Of The Home

The kitchen is equally charming, anchored by a traditional oil-fired Rayburn which not only serves as the heart of the home but also provides heating and hot water. There is ample space for informal dining, with views across the gardens adding to the sense of connection with the outdoors. A separate utility or boot room offers valuable practicality, ideal for everyday living.

The layout is notably flexible. A ground floor room can be utilised as a third bedroom, snug or home office, catering to a variety of lifestyle needs. Upstairs, two well-proportioned double bedrooms sit beneath the thatched roofline, one of which enjoys a dual aspect and views over the garden. A well-appointed and updated bathroom completes the first floor.

Gardens To Enjoy Through Every Season

Occupying a plot of approximately 0.24 acres, the gardens at Rose Cottage are a true highlight. Both the front and rear spaces have been thoughtfully cultivated, offering a blend of formal lawn, established borders and more natural areas that encourage wildlife.

The rear garden in particular offers versatility, with a sectioned area ideal for raised beds, kitchen gardening, or even keeping chickens. Mature trees provide structure and shade, while open lawned areas create the perfect setting for entertaining, outdoor dining or simply enjoying the surroundings. A patio area positioned to the rear of the cottage offers a private spot to relax, while the overall layout ensures that the gardens can be enjoyed throughout the day as the sun moves across the plot. The detached brick-built garage sits neatly to the side, complemented by a generous driveway providing parking for multiple vehicles.





















INFORMATION



On The Doorstep

Rose Cottage enjoys a peaceful position within Hempnall, a well-regarded South Norfolk village known for its strong community feel and surrounding countryside. Everyday amenities can be found within the village itself and in nearby Long Stratton, including local shops and schooling. For leisure, scenic countryside walks are readily accessible from the doorstep, while Dunston Hall offers a renowned golf course and spa facilities just a short drive away. Norwich lies within easy reach, providing a full range of shopping, dining and cultural experiences.

How Far Is It To?

Long Stratton: approximately 5 miles
Bungay: approximately 6 miles
Norwich city centre: approximately 12 miles
Diss railway station: approximately 15 miles
Southwold and the Suffolk coast: approximately 25 miles

Directions - Please Scan QR Code Below

From Beccles, proceed towards Bungay via the A143. When reaching the roundabout at Ditchingham take the third turning towards Norwich on the B1332. When reaching the signpost for Woodton, turn left towards Hempnall via the B1527 which will join Bungay Road. Turn left on to Alburgh Road until you reach a right hand turn on to Lundy Green. Continue along this road and the property will be found on the right hand side.

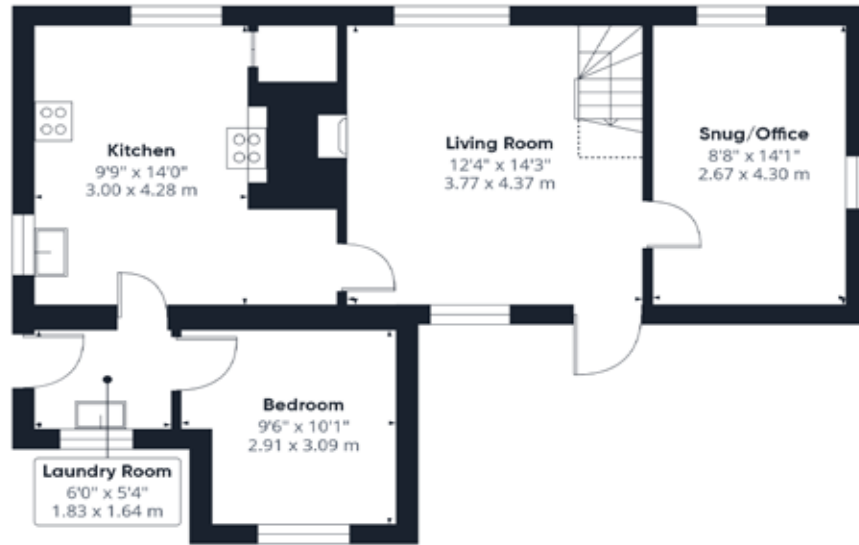
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [match.breezes.headings](https://www.threewords.com/)

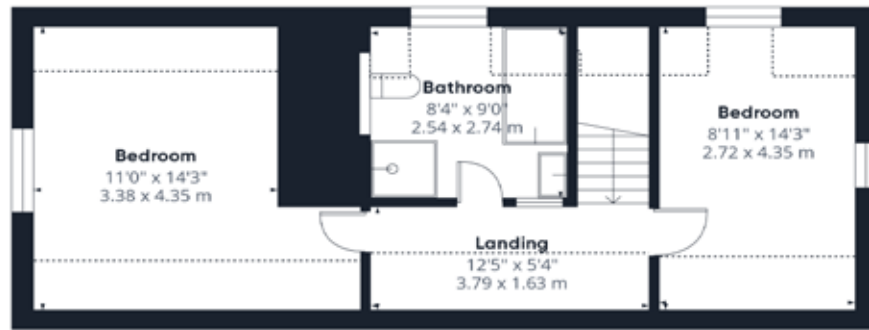
Services, District Council and Tenure

Oil-Fired Rayburn providing Heating and Hot Water, Electric Immersion Heater for additional Hot Water, Private Drainage via Treatment Plant
Super Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
South Norfolk District Council - Council Tax Band D
Freehold





Ground Floor Rose Cottage



First Floor Rose Cottage



Garage



Approximate total area[®]

1315 ft²

122.1 m²

Reduced headroom

151 ft²

14 m²

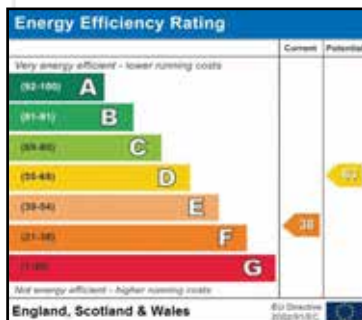
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.





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