



The Street | Hardwick | NR15 2SR

Price Guide £1,100,000

twgaze

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Grade II listed 6 bedroom residence set in around 6.6 acres of mature grounds and established plantation. Self contained 2 bedroom annex with separate driveway. Large barn with range of outbuildings. Abundance of character.

- Wonderful 6 bedroom Grade II listed character home, with parts dating back to 16th century
- Accommodation across three floors in main house
- Large barn, open cart lodge and various clay lump outbuilding
- Non-estate, village location
- Set in around 6.6 acres of mature garden, grounds and plantation
- Self contained 2 bedroom annex, with permission for use as holiday let
- Abundance of stand out features throughout
- Around 14 miles from Norwich

Location

Hardwick is a small, quiet village nestled just a few miles to the east of Long Stratton, a well served town which plays host to a good selection of local shops, businesses and daily amenities, including a Co-op supermarket and fuel stations/garage. Hardwick is just a couple of miles from the A140, a route which runs north towards the historic and cultural city of Norwich (15 miles) and south, towards Diss (13 miles).

The Property

Attractive Grade II listed 6 bedroom family residence with parts of the building dating back to 16th century, with later additions/extensions in more recent times. The house carefully underwent extensive refurbishment a couple of decades ago under the stewardship of the current owners, with the sellers placing huge emphasis on retaining the charm and abundance of original character the property possesses. There are great social spaces to enjoy, such as the 'country style' fitted kitchen/diner, juxtaposing a cosy snug and formal reception room with prominent features, the living/dining room with exposed timbers and imposing inglenook fireplace which neighbours a 'sub level' Library/study, with inset timbers and remnant Mullion windows; both rooms are shining examples of where the heritage of this wonderful property is distinctly on show. As can be seen from the floor plan, the bedrooms are spread across two upper floors, from 'halfway' landings, via an intriguing curving stairwell. The main bedroom suite is generous in size, with dressing room leading to an en-suite bathroom, boasting a roll top bath. A spacious 'split level' guest bedroom suite is discretely found from a separate staircase accessed from the kitchen/diner.





Garden & grounds

A main driveway leads off the highway, passing an established willow and opening to the parking area, adjacent to two similar sized brick Nissan huts/garaging. Picket fencing opens onto the private, mature lawns which sweep around the main house to where a patio area can be found. Beyond the formal gardens are a gate and a large open ended storage outbuilding, both giving access onto a section of wild garden which edges the plantation. The established plantation covers over 4 acres of the entire grounds and comprises an area of uniformly planted pine trees, tall Leylandii and more - which is an absolute haven for wildlife. A natural pathway works its way around the edge and provides a unique and tranquil place to walk and enjoy nature on your very doorstep!

The barn and cart-lodge

A large, 30' timber clad barn is an ideal storage facility and sides onto the adjoining open ended, cart-lodge with storage attic above.

The annexe, office and other outbuildings.

Gates open to a secondary driveway offering plenty of space for vehicles to park. A secure double garage joins to a useful home office, providing a great place to work. Three further clay lump stores are handy for additional storage needs. The annex sits independently from the main house and has successfully been used as a holiday let for several years, however, could equally provide a perfect solution for older or younger family members, independent or multi-generational living. The main annex living room is light and holds a 'wow' factor due to its vaulted height and open staircase leading to the twin bedroom. A functional well fitted kitchen/diner holds charming features of its own. A ground floor main bedroom and bathroom complete the accommodation.

Agent note: Council Tax band was issued prior to annex accommodation.

Services: Both house and annex have independent oil fired central heating systems. Both have mains water and electricity. Separate private drainage systems.

Viewing: By appointment via TW Gaze.

How to get there: [What3words:///perch.subjects.artist](https://www.what3words.com/perch.subjects.artist)

Tenure: Freehold

Council Tax: D

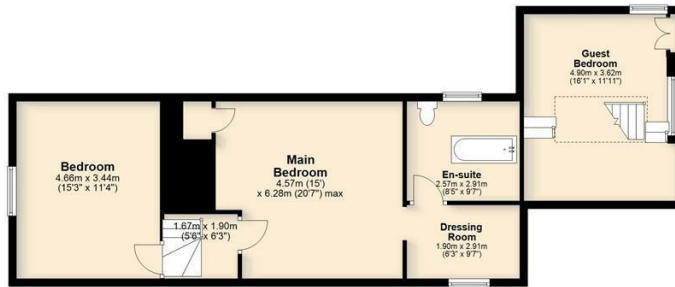
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19876/RM



Ground Floor
Approx. 108.8 sq. metres (1171.4 sq. feet)



First Floor
Approx. 79.0 sq. metres (850.6 sq. feet)



Second Floor
Approx. 58.2 sq. metres (626.4 sq. feet)

Total area: approx. 246.0 sq. metres (2648.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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