

Heath Road, Chestnut Tree Farm Heath Road, Kenninghall

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Heath Road

Norwich, Kenninghall

NO ONWARD CHAIN! Welcome to this OUTSTANDING 6 BEDROOM FARMHOUSE, offering over 4000 SQFT (stms) of versatile living space, nestled within approximately 3 ACRES of PRIVATE GROUNDS (stms). The property exudes CHARACTER and SPACE, with a versatile layout that flows from the welcoming ENTRANCE HALL through to a series of GENEROUS RECEPTION ROOMS, perfect for family living or entertaining. The farmhouse comprises SIX WELL-PROPORTIONED BEDROOMS, a selection of BATHROOMS and a LARGE KITCHEN/BREAKFAST ROOM (ideal for gatherings and culinary creativity). The property also features a SEPARATE TWO BEDROOM ANNEXE, providing excellent flexibility for guests, multi-generational living, or potential income (mixed use delineation offers exciting possibilities). A range of AGRICULTURAL STORAGE BUILDINGS extending to almost 5000 SQFT (stms), complete with HARD STANDING, are ideal for those seeking BUSINESS USE, storage solutions, or hobby spaces. Externally, the property is surrounded by WELL KEPT GARDENS, offering a blend of formal lawns, mature trees, and colourful borders (perfect for relaxing or outdoor entertaining) as well as land for further possibilities. A private COURTYARD features a HEATED SWIMMING POOL, complete with CHANGING ROOMS and FACILITIES. Sports enthusiasts will appreciate the FULL SIZE TENNIS COURT, set within the gardens and offering a wonderful space for recreation.

The extensive grounds provide ample opportunity for gardening, equestrian pursuits, or simply enjoying the peace and privacy of the rural setting. With a combination of PRACTICAL AGRICULTURAL BUILDINGS, sweeping lawns, and beautiful views, this property offers EXCEPTIONAL POTENTIAL for a multitude of uses, from business ventures to idyllic country living. The panoramic outlook to the rear across open countryside ensures a sense of seclusion and serenity. The house and the annexe do of course require modernisation and re-modelling for most purchasers however the potential is endless and properties offering such a lot rarely come to market.

Council Tax band: F
Tenure: Freehold

- Farmhouse, 3 Acres, Agricultural Buildings & Annexe With Mixed Use Delineation
- Extensive 6 Bedroom Farm House Over 4000 SQFT (stms)
- Separate 2 Bedroom Annexe
- Various Agricultural Storage Buildings With Hard Standing Ideal For Business Use
- Private Grounds Extending To Approximately 3 Acres (stms)
- Courtyard Heated Swimming Pool With Changing Rooms & Facilities
- Tennis Court & Well Kept Gardens Surrounding
- Exceptional Potential For A Multitude Of Uses & Far Reaching Countryside Views



The property is situated between the popular south Norfolk villages of North Lopham and Kenninghall. Kenninghall offers local amenities to include a school shops and post office, take aways and two public houses, playing fields and parkland with child's play areas. Diss & Attleborough are both nearby towns, providing further schooling, amenities and transport links via mainline train stations.

SETTING THE SCENE

The property benefits from two separate driveways, one to the rear leading directly to the agricultural buildings and hard standing and a separate driveway to the front leading off Heath Road to the farmhouse itself. The main driveway leads to the covered double car port with the main entrance door to the house found to the left. The driveway continues to the side of the house leading to the annexe and eventually linking up to the hard standing at the rear and the agricultural buildings.

THE GRAND TOUR

FARMHOUSE - Entering the main farmhouse you will find extensive accommodation extending to over 4000 SQFT (stms). On the ground floor there are a total of five receptions as well as kitchen/dining room with adjacent pantry, sunroom, two ground floor cloakrooms, porch entrance and external utility/boiler room and office. The first floor provides equally sprawling accommodation with a total of six bedrooms accessed using two separate staircases in addition to the two family bathrooms. The internal accommodation does of course require modernisation throughout but presents and exciting opportunity to create a wonderful family home.

ANNEXE - Located beyond the farmhouse, the separate annexe again is in need internal modernisation but offers a large main reception room with vaulted ceilings as well as open plan kitchen/dining room. On the first floor (accessed via two separate staircases) there are two double bedrooms and a central bathroom.

SWIMMING POOL & CHANGING ROOMS - Attached to the annexe is the pool complex comprising of a male and female changing room with showers in both as well as a separate w/c. There is a large covered terrace with steps leading up to the swimming pool which is heated. The pool room can be found adjacent to the changing rooms.

AGRICULTRUAL BUILINGS - With their own driveway, two impressively large agricultural buildings with secure alarmed access providing almost 5000 SQFT of storage space ideal for business usage. With plenty of hardstanding (durable surface capable of supporting vehicles) One of the agricultural buildings provides a first floor games room as well as secure internal workshop. There is a further double fronted garage as well as double bay open front car port to the front of the house.

FIND US

Postcode : NR16 2DS

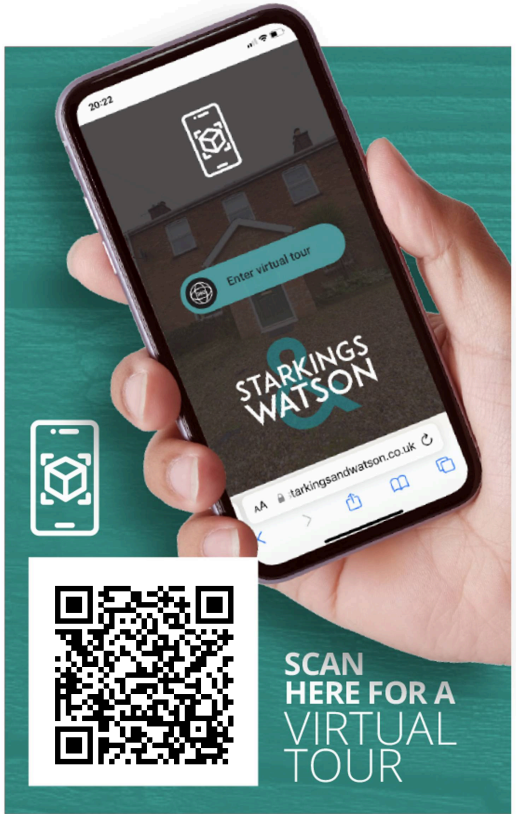
What3Words : ///face.parading.frock

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the listing is currently defined as mixed use. Buyers should seek their own advice as to how this may affect mortgages. The property, swimming pool and Annexe are heated by a sustainable wood pellet boiler with an oil fired back up system also in place. The property benefits from private septic tank drainage with mains electricity and water connected.

















THE GREAT OUTDOORS

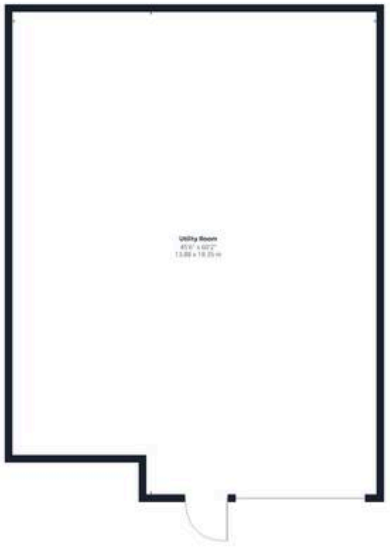
The outside space is substantial extending to a total plot area of 3 acres (stms). There are generous lawned areas beyond the hard standing which could easily be used for livestock / equestrian pursuits if required. Formal gardens surround the tennis court as well as well kept and private mature grounds to the rear, side and front of the farmhouse. The plot also benefits from two driveways, one to the rear and another to the front of the house creating clear separation between the 'working end' of the property and the Farmhouse.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Floor 1 Building 3



Ground Floor Building 4



Floor 1 Building 4

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Approximate total area(1)

10718 ft²

995.2 m²

Reduced headroom

76 ft²

7.1 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



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