



THE STORY OF

The Brambles

Hempnall, Norfolk

SOWERBYS



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The Brambles

Hardy's Loke, Hempnall,
Norfolk, NR15 2NR

Fine Detached Home

Sympathetically Extended and Renovated

Secluded Countryside Setting

Spacious Entrance Hall

Modern Kitchen Breakfast Room

Sitting Room with Wood Burner

Dining Room and Garden Room

Utility Room, Cloakroom and Study/Office

Four Bedrooms, Bathroom and En Suite

Parking, Timber Barn and Established Grounds

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The Brambles is a truly impressive period property that has been sympathetically extended and renovated to a high standard, retaining its character whilst creating a bright and spacious modern home.

The property has a fascinating history. When purchased by the current owners, it was subject to a demolition order dating back to the 1960s. Over nearly four years, they completely renovated and extended the property, incorporating features with their own stories. The reclaimed herringbone flooring came from a school demolished next to a football stadium, whilst the kitchen doors and panelling were salvaged from a school science laboratory in Ipswich. The distinctive blue window frames were chosen by the former owner when he was a boy in the early 1900s and were carefully retained during the renovation.

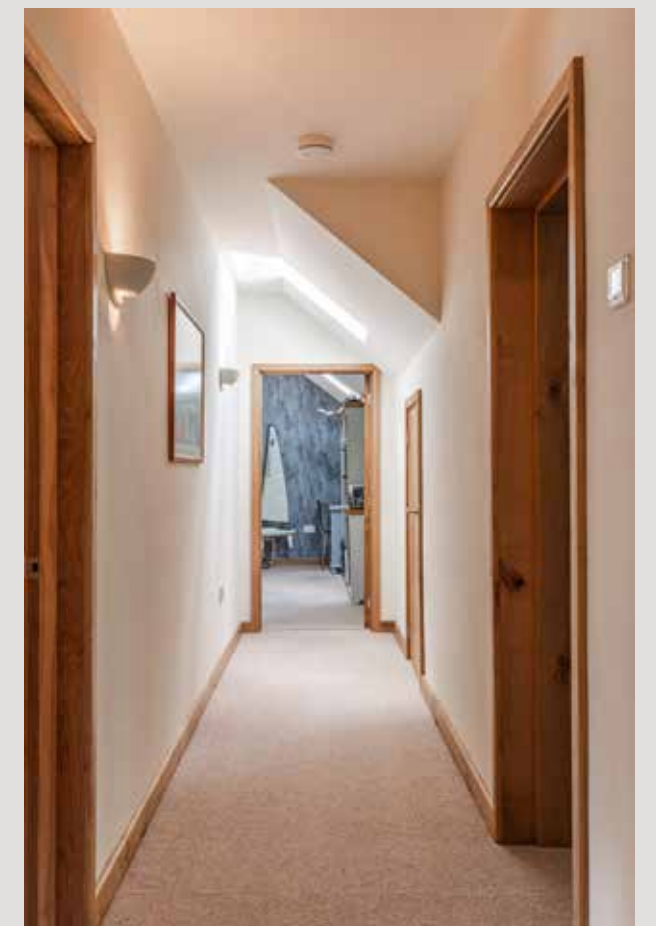
To the front, a driveway provides parking and access to the detached timber storage barn. Set well away from the road, the property enjoys a wonderfully peaceful setting, with direct access to footpaths from the gate and walks leading to the nearby park without needing to use the road.

The spacious entrance hall features reclaimed herringbone flooring, continuing through the principal ground floor rooms. The bespoke hardwood kitchen offers excellent storage, workspace and space for a dining table, perfect for entertaining groups large or small. The central dining room has a feature fireplace, while the sitting room has a wood-burning stove. A garden room overlooks the rear garden, with a utility room, cloakroom and study completing the ground floor.

Upstairs are four bedrooms, including a principal bedroom with vaulted ceiling and modern en-suite shower room. One further bedroom could potentially be divided to create a fifth bedroom, alongside a well-fitted family

Outside, the grounds extend to just over half an acre (STMS), with lawns, terrace, established native hedging, wood store and a small copse. The gardens have been lovingly developed into an orchard with bulbs and flowering plants providing seasonal colour and fruit trees. Its abundant with wildlife, including wrens, hedgehogs, red kites and, occasionally, deer.

The Brambles is a home full of character, history and thoughtful craftsmanship, offering its next owners the opportunity to create many fond memories of their own.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hempnall

HISTORIC CHARM, SCENIC STROLLS
AND COMMUNITY SPIRIT

The popular village of Hempnall is situated approximately 15 miles north of the market town of Diss and approximately 11 miles south of the Cathedral City of Norwich.

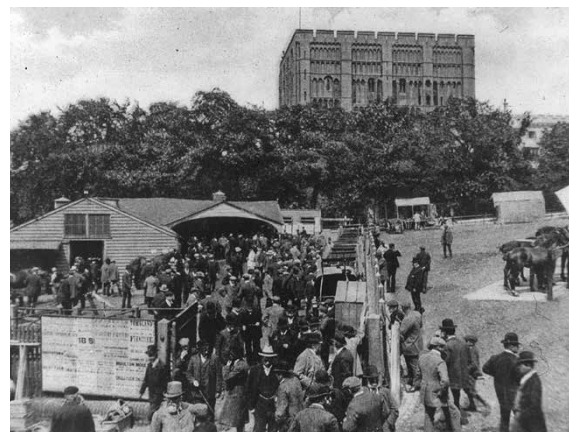
The village offers a lovely community feel with a beautiful medieval church at its heart, thought to date back to the 14th century, showcasing stained glass windows and historic gravestones.

Take a leisurely stroll through the village and explore its picturesque lanes, historic cottages, and well-maintained gardens. The village green is a particularly scenic spot. The surrounding countryside offers excellent opportunities for hiking and cycling enthusiasts. The quiet country lanes and footpaths provide a peaceful way to explore the rural beauty of Norfolk.

Locally, a shop offers a range of essentials, produce, and baked goods. The Countryman Pub, located near by, offers a warm atmosphere and a menu of classic pub fare. It's a great spot to relax with a pint of local ale or enjoy a hearty meal. The village also has a popular primary school.

Just a short drive away, Norwich offers a range of attractions, including Norwich Cathedral, Norwich Castle Museum, and The Norwich Lanes for shopping and dining.

Hempnall is accessible by car via the A140 and is within a reasonable distance of major towns like Norwich and Diss. Public transport options include buses that connect the village with surrounding towns.



Note from the Vendor



“Labour of love.”



SERVICES CONNECTED

Mains electricity, water. Heating via ground source and wood burner. Private drainage. Solar PV panels.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

A. Ref:-2020-5218-2662-5000-6305

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///makeup.lately.polished

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SOWERBYS

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