



# HEMBLINGTON HALL

Hemblington Hall Road, Hemblington, Norwich, Norfolk, NR13 4EF

£895,000

**BROWN & CO**



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**A gorgeous Grade II Listed Country house set in the idyllic Broadland village of Hemblington, offering an array of beautiful original character features, and formal gardens, all within close proximity of Norwich.**

## DESCRIPTION

Hemblington Hall is a stunning country residence listed Grade II for its architectural and historic interest. Set in rolling fields yet 20 minutes drive from Norwich. The property offers a fascinating back story with the original building dating from circa 1690 and a later Georgian façade facing the road.

The property was divided in 1945 into two separate dwellings. The current owners purchased the older C17th part first and later the Georgian façade which was subsequently renovated, rescuing its original features and returning the Hall to one. The older part of the house has also been updated with the installation of a “shaker” style Eric Bates kitchen.

Hemblington Hall offers a unique opportunity to enjoy two separate eras with the high ceilinged, light filled rooms of the Georgian façade and the cosy atmosphere of the older part, with its inglenook fireplaces and original beams.

To the outside the formal gardens and grounds extend to 1.2 acres (est) offering a great mix of woodland, lawned gardens, a large terrace perfect for dining and a range of single storey outbuildings and stores. The property is approached via a pair of oak gates opening to a gravelled drive with parking.

To the East side of the property there is a large driveway where a right of way is in place in favour of Hemblington Hall leading to a further parking area. Over the driveway to the East, there are two barns which have detailed planning permission and are in need of complete renovation. They will either be sold separately or as one with Hemblington Hall; with details of the barns being available through Brown&Co.





## LOCATION

Hemblington Hall stands in a rural position in a popular Broadland area close to Blofield Heath between Norwich and Acle to the east of Norwich. It is ideally located for access to the Norfolk Broads, Great Yarmouth and the coast. Amenities in Blofield Heath village include a shop, post office, village hall, primary school and an Indian restaurant. There is a wider range of amenities in nearby Blofield and Brundall including convenience store, pharmacy and doctor's surgery, a fish & chip shop, public house, camping/garden centre and a golf driving range with a 9 hole golf course.

## DIRECTIONS

Heading away from Norwich eastbound on the A47 towards Great Yarmouth, take the first exit off the roundabout by McDonalds, remaining on the A47 dual carriageway then take the first slip road which is signposted to Blofield Heath. At the T-junction turn right into Shack Lane, which turns into Woodbastwick Road at the crossroads. Continue straight on and take the next right turn into Bullacebush Lane and proceed to the T-junction. Turn left into High Noon Lane and at the crossroads turn right into Hemblington Hall Road. The property will be seen on the right hand side.

## ACCOMMODATION

On the Ground Floor:-

**MAIN ENTRANCE HALL** Original stone flooring, original coving, two bespoke designed radiators, detailed oak staircase to first floor landing, sash window to front aspect, doors to inner hallway, study, and music room.

**MUSIC ROOM** Original wooden flooring, two radiators, dual aspect sash windows with a gorgeous large window to rear aspect, original coving and dado rails, feature exposed brick fireplace with multi fuel burner.

**STUDY** Wooden floorboards, two radiators, dual aspect room with sash windows to front and side aspects, original coving and dado rails.

**KITCHEN/ UTILITY ROOM** Tile flooring, radiator, dual aspect room with sash windows to front and rear aspects. Range of fitted wall and base units with integral sink and drainer unit. Door to side access onto driveway.

**INNER HALLWAY** Original pamment tile flooring, access to cellar.





**CELLAR** Dry cellar offering two large stores.

**DRAWING ROOM** Carpet flooring, windows to side aspects, stunning inglenook exposed brick fireplace with bespoke corning over, two large radiators, and exposed original beams above.

**SIDE ENTRANCE LOBBY** Carpet flooring, radiator, doors to the drawing room and main dining room.

**DINING ROOM** Original pamment tiles, dual aspect room with windows to side aspects, two radiators. door leading onto the formal gardens, feature inglenook fireplace with bespoke fire surround and exposed beams. Access to first floor landing, butler's pantry and the inner hallway.

**BUTLER'S PANTRY** Tile flooring, window to side aspect, door to utility room.

**UTILITY ROOM 2** Tile flooring, sink, fitted shelving, original window looking into inner hallway, airing cupboard, window to side aspect.

**INNER HALL** Original stone flooring, ornate radiator, exposed beam, doors to Bedroom 5, Dairy, Kitchen breakfast room and downstairs cloakroom.

**DAIRY** Brick flooring, range of fitted Pamment and wood shelving. Radiator. Cast iron pump.

**CLOAKROOM** Brick flooring, Savoy sink, WC, extractor fan.

**KITCHEN BREAKFAST ROOM** Original stone flooring, stunning painted "shaker" style kitchen with a range of fitted wall and base units and a mixture of granite and solid oak worksurfaces. Double butler sink, fitted dishwasher, fridge, four ring induction hob over double oven. Two oven oil fired AGA, original bread oven and feature "Gradient" range. Radiator and exposed beams. Large door leading to formal gardens.

On the First Floor:- (Georgian Frontage)

**LANDING** Carpet flooring, two radiators, two large sash windows to front aspect overlooking fields, doors to bedrooms number Two, Nine and bathroom.

**BEDROOM TWO** Original wooden flooring, two large sash windows to front aspect, two radiators, feature 1920's fireplace, two storage cupboards with fitted shelving and hanging rails.

**BEDROOM NINE** Carpet flooring, radiator, sash windows to side aspect.

**BATHROOM** Karndean flooring, Four piece white suite comprising panelled bath, pedestal hand wash basin, WC, and corner shower with tile surround. Sash window to front aspect, radiator.

On the Second Floor:- (Georgian Frontage)

**LANDING** Carpet flooring with exposed beams and radiator. Access to bedroom/loft room, and shower room.

**TOP FLOOR BEDROOM SIX** Wooden floorboards, window to front aspect, exposed brick feature wall, two radiators and exposed beams throughout.

**SHOWER ROOM** Wooden floorboards, shower with tiled surround, WC, pedestal hand wash basin, radiator and window to front aspect.

On the First Floor:- (Main House)

**LANDING** Carpet flooring, exposed beams. Access doors to four bedrooms, family bathroom and two attic rooms via a staircase.

**BEDROOM THREE** Wooden flooring, inglenook feature fireplace, three exposed beams, dual aspect windows to side aspect, two radiators, door to first floor landing (Georgian frontage) and door to dressing room.





**DRESSING ROOM** Wooden flooring, radiator, large cupboards offering plenty of storage.

**FAMILY BATHROOM** Wooden flooring, five-piece suite comprising freestanding bath, two sinks, bidet, WC and heated towel rail, doors to linen cupboard and door to the walk-in elevated shower.

**MASTER BEDROOM** Carpet flooring, two radiators, stunning exposed beams, dual aspect room offering views out to fields and the formal gardens, feature original fireplace, access into open plan en-suite bathroom.

**EN-SUITE** Integral en-suite with Karndean flooring, with the suite comprising panelled bath, sink, WC, and a radiator.

**BEDROOM FOUR** Wooden floorboards, two exposed large beams over, two radiators, original feature fireplace, window to side aspect. Door to walk in cupboard providing loft access.

**BEDROOM FIVE/STUDY** Carpet flooring, exposed beams, window to side aspect overlooking formal gardens.

On the Second Floor:- (Main House)

**LANDING** Carpet flooring, exposed beams, doors to two attic rooms.

**BEDROOM SEVEN/ATTIC ROOM** Carpet flooring, two feature radiators, exposed beams, window to side aspect.

**BEDROOM EIGHT/ATTIC ROOM** Carpet flooring, two radiators, exposed beams, window to side aspect, cupboard for storage.

## OUTSIDE

To the outside the formal gardens and grounds extend to 1.2 acres (est) offering a great mix of woodland, laid to lawn gardens, a large terrace perfect to dining and a range of single storey outbuildings and stores. The property is approached via a pair of sculptured timber gates opening to a gravelled drive with parking. To the front there are attractive hedged and walled gardens with lawns and sheltered vegetable beds, with the East side of the property

benefiting from a large driveway where a right of way is in place in favour of Hemblington Hall, leading to a large parking area.

The current owners have deliberated over building a cart lodge close to the single storey outbuildings for parking with discussion seeming favourable subject to listed building consent. A large part of the formal gardens and grounds have been created by the current owners with great care and attention, with the grounds leading away from the south-west side and offer a large terrace seated area ideal for dining in the summer months. As you walk through the garden there are large beds and shrubberies stocked with traditional plants, which offer beautiful colours and scents during the summer months. Continuing through to a more informal part of the grounds a natural pond, and woodland is featured with plenty of wildlife constantly roaming this landscaped setting.

Solar panels have been installed in the informal part of the garden and generate a good annual income.

Over the driveway to the East are two barns which have detailed planning permission and are in need of complete renovation, and will be sold separately, or as one with Hemblington Hall; with details of the barns being available through Brown&Co.

### AGENT'S NOTES:

- (1) As the property was separated into two dwellings for many years, it has two Council Tax bands. However, the Georgian Façade is classed as an annex and is therefore eligible for a 50% reduction.
- (2) 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.
- (3) 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

These particulars were prepared in 26th April 2019.  
Ref. NRS6567





# Hemblington Hall, Hemblington, Norwich

## Main House gross internal area = 6,281 sq ft / 585 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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