



Connaught House The Street, Hempnall
£395,000

Connaught House The Street

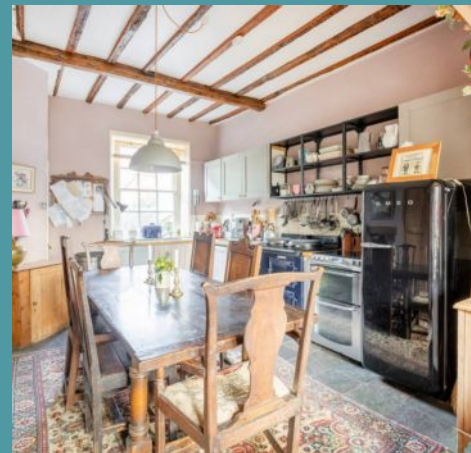
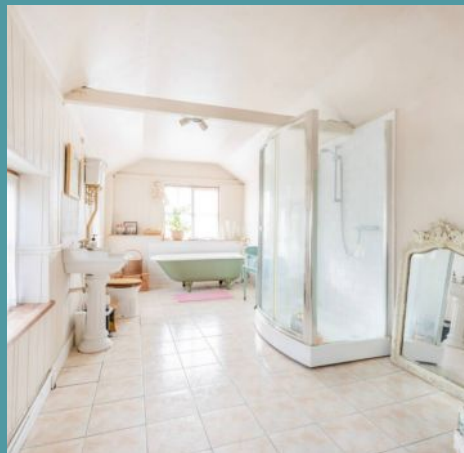
Hempnall, Norwich

Connaught House is an enchanting Grade II listed property dating back to the 18th century, brimming with charm and architectural significance. Positioned in the heart of the sought-after village of Hempnall, this attached home spans four beautifully arranged floors, offering historical craftsmanship and modern potential. Period details, including exposed beams, sash windows, wooden floorboards and characterful fireplaces, add to its allure, while thoughtful maintenance and restoration over the years have preserved its charm. With the opportunity for further enhancements, this property is ready to welcome its next chapter.

The Location

Enjoying an enviable position on The Street in the picturesque village of Hempnall, NR15, a location that perfectly balances rural with practical convenience. The village offers a variety of amenities, including a highly regarded primary school, ideal for families seeking a welcoming community for children.

A post office provides everyday essentials and postal services, while the village hall hosts a variety of local events, clubs and social gatherings, fostering a strong sense of community. Sports enthusiasts will appreciate the Hempnall Tennis Club, which features excellent facilities and regular opportunities for both competitive and recreational play. Additionally, a trusted vehicle repair garage is conveniently located within the village, catering to automotive needs.





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Hempnall, Norwich

Connaught House

The ground floor greets you with a welcoming entrance hall leading to a well-proportioned kitchen and breakfast room. This bright space, featuring underfloor heating and wooden French doors opening onto the garden, creates a seamless indoor-outdoor connection.

The kitchen boasts a range of cabinetry, though the Aga will be removed as part of the sale. Adjacent to the kitchen, the principal drawing room is an inviting focal point, complete with an inglenook fireplace and a wood burner, complemented by two large sash windows that flood the room with natural light. A study, a cloakroom, and a ground-floor bedroom complete this level, showcasing the home's flexibility.

The upper floors provide a wealth of sleeping quarters, with five bedrooms and two bathrooms spread across the first, second, and third floors. The elegant roll-top baths in the bathrooms add a touch of timeless luxury. The attic space on the fourth floor currently houses a small fitted kitchen and two additional bedrooms making that eight bedrooms total, offering exciting potential to create a self-contained annexe, perfect for multi-generational living or generating rental income (subject to planning consent). This flexible layout allows the property to cater to a variety of lifestyles and needs.





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The enclosed gardens surrounding Connaught House offer both privacy and charm, providing a peaceful setting in the heart of the village.

A spacious terrace leading from the kitchen creates the perfect spot for dining, while the remainder of the garden features lawn, mature hedging, and established borders.

The property also benefits from a garden shed, which will remain as part of the sale. **Please note there is a flying freehold over the neighbouring shop**, and further details are available through the selling agent.

Sold Freehold.

Connected to all mains services.



Ground Floor
957 sq.ft. (88.5 sq.m.) approx.



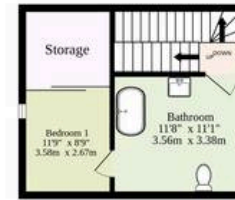
1st Floor
254 sq.ft. (23.3 sq.m.) approx.



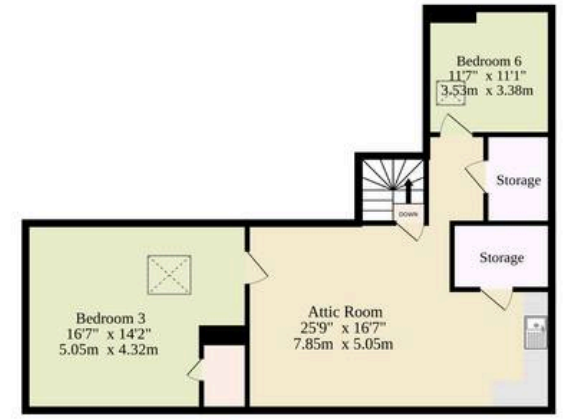
2nd Floor
731 sq.ft. (66.3 sq.m.) approx.



3rd Floor
342 sq.ft. (31.8 sq.m.) approx.



4th Floor
518 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 3214 sq.ft. (298.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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