



The Grange, East Church Street, Kenninghall, NR16 2EP

twgaze



GUIDE PRICE: £895,000



*'Imposing Grade II listed Georgian farmhouse, positioned on grounds totalling 1.8 acre. Bright, well-proportioned reception rooms.'*



- **Imposing, detached Grade II listed Georgian farmhouse.**
- **Grounds totalling 1.8 acre**
- **Bright, spacious reception rooms**
- **Kitchen/breakfast room, Scullery & Boot Room**
- **Edge of village position with countryside views**
- **Large driveway**
- **Attached garage with scope for conversion**
- **No onward chain**

### **Location**

East Church Street is considered by many to be one of the finest streets in the local area and it's just a short walk to the centre of the village and to its many facilities including a popular public house, church, post office store, doctors and a well-regarded primary school. There is a particularly good community spirit in the village which supports many activities throughout the year.

The bustling market town of Diss is around 10 miles to the east and has a mainline rail station to Norwich to London Liverpool Street line (90 mins) and Attleborough, a similar distance away, is the Norwich to Cambridge line. The market town of Bury St Edmunds lies some 21 miles to the south-west.

The vibrant 'fine' cathedral city of Norwich is within easy reach (22 miles) via the A11 and hosts an excellent variety of shops, businesses, restaurants and entertainment venues.

Just to the north of Norwich is an International airport, which links to European destinations, as well as Amsterdam (Schiphol) Airport, with links across the globe.



## The Property

The Grange has been cherished by the same family for a number of decades and it's easy to see why...The property offers the 'full package', lots of space both internally and externally, period features, a traditional layout which marries up with its excellent, edge of village position. As it stands today, aspects of this delightful home now require investment and modernisation, however there is so much for the next lucky owners to love. The house has a welcoming feel, with its impressive wide entrance hallway, exuding a sense of grandeur, which in turn leads down the length of the home, providing access to several formal reception rooms and a one-time office, as well as the 'hub' of the home - the kitchen/diner, scullery and boot room. The theme of 'space' continues upstairs, with impressive, bright landing, generous bedrooms and ideal guest wing towards the back of the house, which can be accessed via the secondary former servants staircase.

## Outside

Metal entrance gate and stock fencing greet you upon arrival, opening into the large gravel driveway which also splays to the front. The house sits relatively central to its grounds, which comprise expanse of lawns, shrubs and various mature trees which provide privacy. The east side of the house continues with lawn, along with sculpted and purposely planted hedges, giving a formal feel to this particular section of the garden. A collection of clay lump outbuildings located next to the biomass hopper now require repair, however, could have potential to restore or even convert (subject to pp and listing consent).

**Agent note.** The property has modern Biomass heating system which requires further investment to be operational. Alternatively, an oil boiler could be installed at the buyer's expense.

## Services

Mains water, electricity are connected. Biomass boiler (see note above).

## How to get there (What3words)

maybe.clef.craters

**Viewing** Strictly by appointment with TW Gaze.

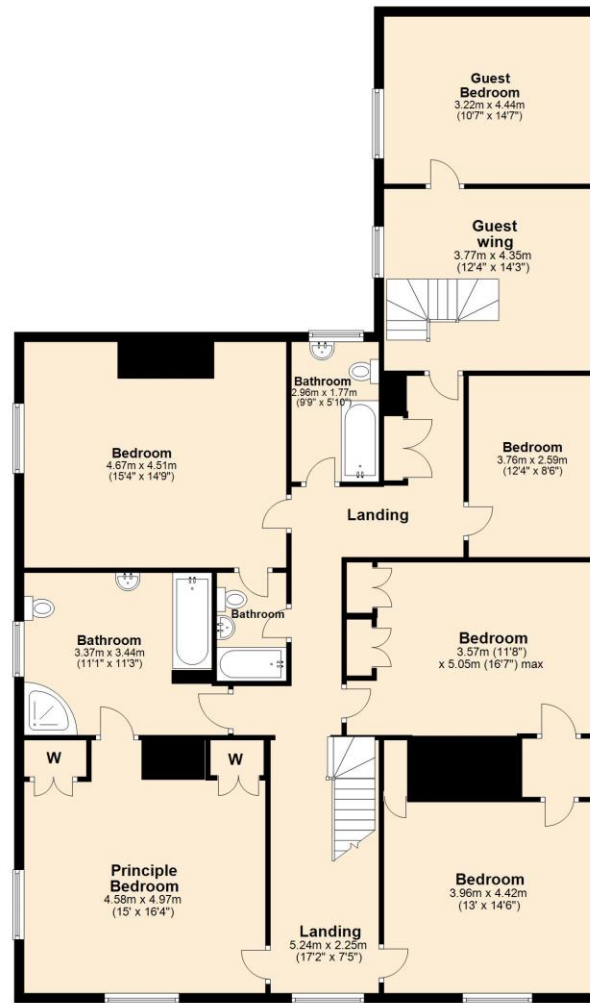
**Council Tax Band: G**

**Freehold**

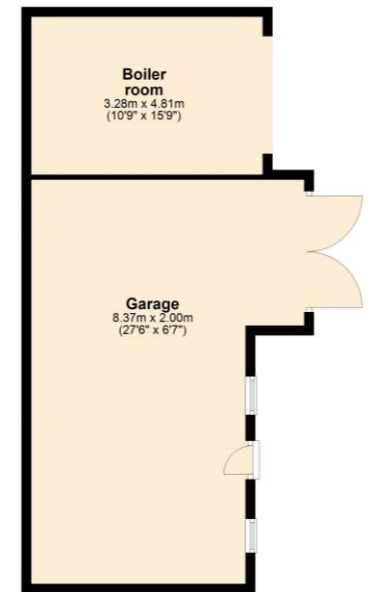




**Ground Floor**  
Approx. 204.3 sq. metres (2198.7 sq. feet)



**First Floor**  
Approx. 188.6 sq. metres (2029.8 sq. feet)



**Ground Floor**  
Approx. 57.1 sq. metres (615.1 sq. feet)  
Total area: approx. 57.1 sq. metres (615.1 sq. feet)

Total area: approx. 392.8 sq. metres (4228.5 sq. feet)

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