



FAMILY HOUSE AND BARN WITH DEVELOPMENT RIGHTS

PEAR TREE FARM, HEMPNALL, NORFOLK



Ground floor: Entrance hall ♦ 3 reception rooms ♦ kitchen ♦ utility room ♦ cloakroom

First floor: 3 bedrooms ♦ bathroom

Outside: Mature gardens ♦ orchard ♦ paddock ♦ former swimming pool ♦ in all 3.404 acres (est) ♦ EPC rating = E

The Property

Pear Tree Farm was constructed in 1964 of brick under a tiled roof and stands in delightfully mature gardens. The property is well positioned with its plot, providing privacy and pleasant surroundings. The house has generously spread, bright accommodation and could easily be extended, subject to the necessary consents being obtained. The main reception rooms benefit from south and west facing aspects over the gardens.

The house has an oil fired heating system and an open fire in reception room 2. We draw your attention to the floor plans for a full explanation as to how the accommodation is arranged.

Outside

The property is approached via a long driveway with central roundabout serving the front entrance to the house. The gardens and grounds are leading away from the house, largely on the south and west sides and are grassed with a paddock, wealth of mature shrubs, hedging and trees. There is an orchard and a former outdoor swimming pool which is in need of complete renovation. The gardens and grounds in all extend to 3.404 acres (est).



The Barn

The barn and 0.329 of an acre has a separate brochure, please see attached.

Situation

Pear Tree Farm and barn are situated in Hempnall Green, in the parish of Hempnall. The village centre, under 2 miles, is well served with a village shop, butcher with delicatessen, primary school, doctor's surgery and tennis club. Hempnall offers ease of access onto the A140 Norwich to Ipswich Road. Norwich is approximately 11 miles to the north whilst the market town of Diss, about 14 miles to the south, provides a regular rail service to London Liverpool Street.

Agent's Notes

1. The house and land can be purchased separately from the barn.
2. The property is sold subject to an overage covenant with the present owner. Further details are available from the selling agent.
3. The property has been proposed as a possible development site to meet the county's five year housing requirements.

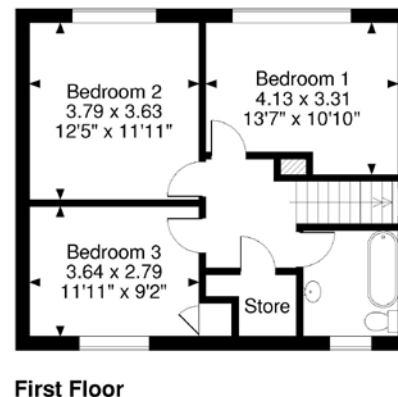
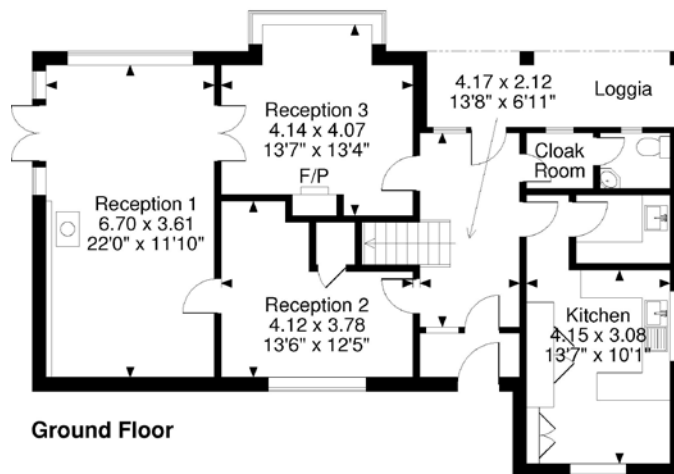
Directions

Leave Norwich on the A140 Ipswich Road passing through Newton Flotman. Turn left at the crossroads onto the B1527 signposted towards Bungay and Hempnall. In the centre of the village, head east towards Woodton and take the next right turn to Hempnall Green. After approximately 1 mile, just before reaching the public house on the left, the drive to Pear Tree Farm will be found on the right hand side. The postcode for the property is NR15 2NS.



FLOORPLANS

Main House internal area = 1,538 sq ft / 143 sq m

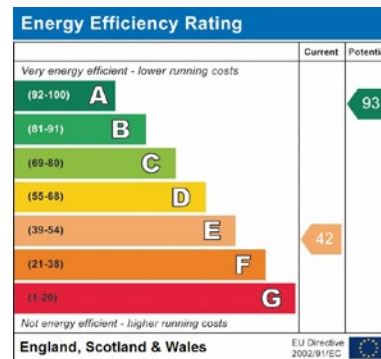


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The position & size of doors, windows, appliances and other features are approximate only.
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