



Spacious family home with countryside views

Black Grupp, Bunwell Hill, Bunwell, Norfolk, NR16 1RZ

Freehold



Property

Black Grupp is an 18th century house, with later additions and alterations and enjoys a private and peaceful position overlooking the surrounding countryside.

The house provides spacious and well proportioned accommodation over two floors and retains much charm and character with inglenook fireplaces and exposed beams and brickwork.

The original part of house provides an entrance hall, sitting room and a dining room with an inglenook fireplace with wood burner and has stairs leading up to bedroom four.

It is believed the property was extended about 40 years ago to create another reception room, bedroom and family bathroom. In about 2004 the current owner further extended the property to create a wonderful kitchen/dining room with doors leading out to the garden and stairs leading up to the principal bedroom with an en suite shower room, dressing room and far reaching views over the surrounding countryside.

Further useful rooms include a separate utility room, ground floor cloakroom, two further bedrooms and bathroom.

Outside

The house is approached via a gravel drive providing ample parking. There is a charming well to the front of the property and a paved seating area ideal for outside dining and entertaining. The fully enclosed lawned garden has mature trees, shrubs and flower beds and there is also

an old stable to provide additional storage. The property sits on a plot of about 0.3 of an acre.

Location

Black Grupp is situated on the edge of the popular south Norfolk village of Bunwell with beautiful countryside walks on the doorstep. Within the village there is a village shop and post office, primary school and village hall. The property is about seven miles from the market towns of Wymondham and Attleborough which both have shopping and banking facilities as well as railway stations with services to Norwich and London via Cambridge. Both towns also provide schooling to all levels including the renowned Wymondham College. The property is conveniently situated about 14 miles south of the regional city of Norwich with its shopping, leisure and cultural facilities along with an airport providing domestic and international flights with connections to most destinations via Schipol.

Directions

Proceed out of Norwich on Ipswich Road, when you reach Marsh Harrier pub turn right onto the B1113. Follow this road through the villages of Mulbarton, Bracon Ash, Wreningham and Fornsett End. After about 14 miles turn left on to Wood Lane and then turn right onto Bunwell Hill. The property can then be found on your left hand side about 0.2 miles down Bunwell Hill.





Local authority

South Norfolk District Council:
Band E

Services

Mains water and mains electricity. Private drainage and oil heating.

Fixtures and Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Energy Performance

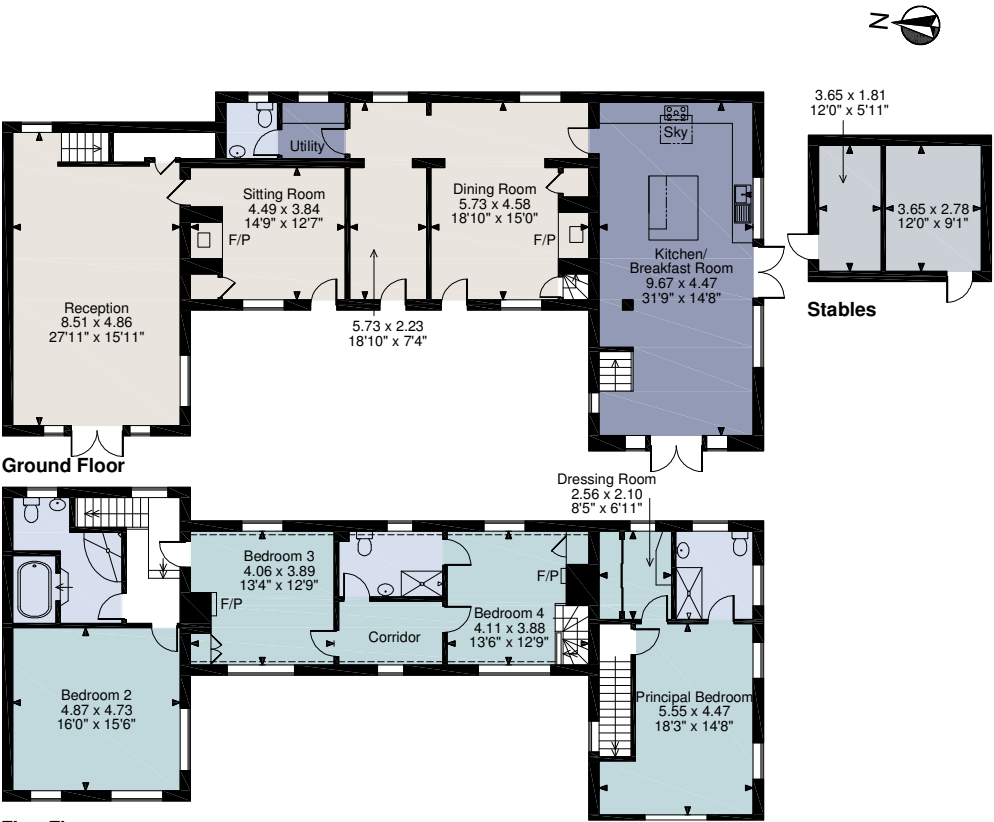
A copy of the full Energy Performance Certificate is available upon request.

Viewing

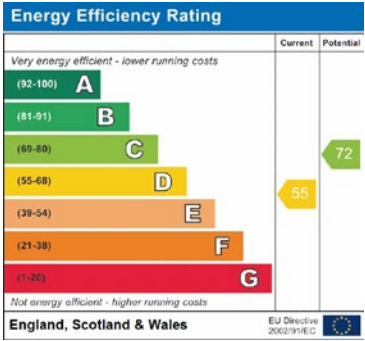
Strictly by appointment with Savills.



Black Grupp, Bunwell, Norwich
Main House gross internal area = 2,939 sq ft / 273 sq m
Stables gross internal area = 185 sq ft / 17 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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