



Ketteringham Lane | Hethersett | NR9 3DF  
Price Guide £1,250,000

twgaze



# Ketteringham Lane | Hethersett | NR9 3DF Price Guide

A unique complex of residential and commercial with a successful income stream. This 4 acre site boasts sweeping countryside views with beautiful views all within close proximity of Norwich.

Council Tax Band : G

EPC: C

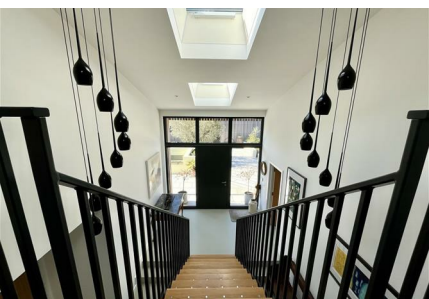
- Four Bedroom residential barn
- Private 4 acre site
- Four container units currently let for storage
- Commercial Barn with workshop, kitchen, shower room and office
- Six timber cart lodges currently all let out
- Three self contained shepherds huts and gypsy wagon used as Holiday accommodation

## The Location

Located on the outskirts of Hethersett equidistant from the Cathedral city of Norwich and the market Town of Wymondham. With the popular Hethersett High, Wymondham High and Wymondham college all within close proximity. Hethersett itself offers the essentials of local shops, takeaways and public houses with Wymondham offering a larger array of shops and public houses and two supermarket including a Waitrose . There are good links to the A11 and A47 and the railway station at Wymondham offers great lines to Cambridge and London.







## The Property

As the name suggests there are two matching barns, nestled within a private 4-acre site, with sweeping countryside views.

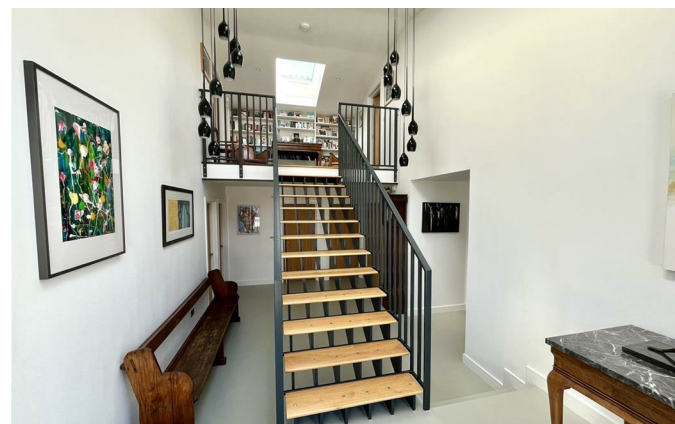
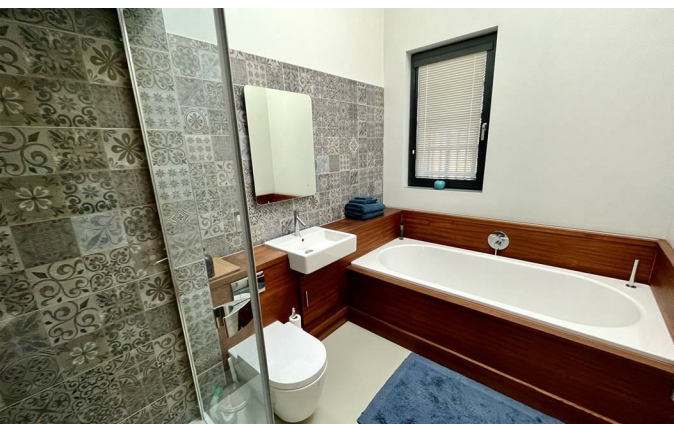
The main barn has been sympathetically and expertly transformed into a modern family home, with four bedrooms and three bathrooms all to a high quality finish. The heart of the home is the spacious open-plan kitchen/dining/sitting room with bi folding doors offering fabulous countryside views. As well as a cosy lounge with a wood burner for those winter evenings. With meticulous attention to detail, the home features high-end finishes throughout, including timber framing, UdiFlex wood fibre insulation, triple-glazed windows, resin poured over insulated concrete flooring and an innovative ground source heating system providing efficient underfloor heating. The home is further enhanced by luxurious touches such as automatic roof lights and a bespoke secondary flat roofing system and internal gutters, black corrugated cement board roof and Red cedar cladding.

Beyond the main residence, the property also includes a substantial barn workshop with office space, kitchen, shower room, garage and plant room making it ideal for a variety of uses.

## The Outside

The land also offers excellent potential for further development, with six timber cart lodges, four 20ft storage containers, and three self-contained shepherd's huts and a gypsy wagon, currently used as holiday accommodation, providing an additional income stream. ( A copy of income can be seen on request ) At the rear of the property, a secluded plot of land presents the opportunity for a potential building project (subject to further inquiries). This unique and versatile







property truly offers the best of country living, with the added benefit of income potential and further expansion opportunities.

#### Agents Note

The site has its own bore hole and water treatment plants. The house and workshop are served by a 12 person sewage treatment plant with a second 12 person sewage treatment plant servicing the shepherds huts. There are three single phase electricity supplies one to the house, one to the main workshop and one to the shepherds huts. Three phase is now available to upgrade, if required.

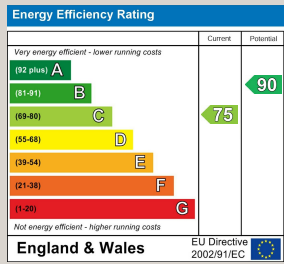
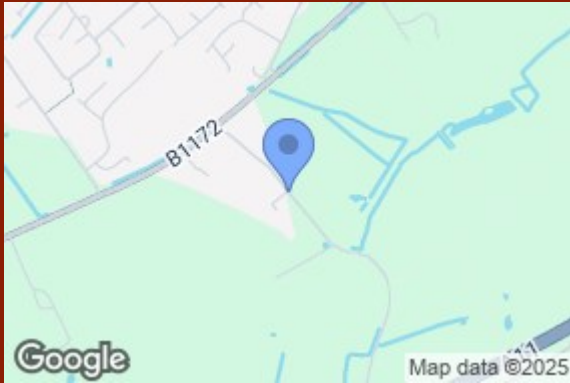
Council Tax G

EPC For the Commercial property is C

What3words

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