Bond Street | Hingham | NR9 4HA

Asking Price £600,000

twgaze

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Prestigious Grade II* Listed family residence exuding elegant and graceful interiors. Overall living space of about 2,500 sq.ft. provides 4 bedrooms including self contained detached annexe accommodation. AGA kitchen, formal dining and Living room, conservatory and separate one bedroom annex/home home office/Music studio above the garage and stores.

Council Tax Band : E

- 3 bedrooms plus 1 bedroom self contained annexe
- High ceilings and tall sash windows
- Elegant living room with wood burner
- Walled garden
- Fine architectural Grade II* Listed family residence
- Gracious Dining room and conservatory
- Garage and gated off road Parking
- Home office

The Location

Hingham is conveniently placed for access to the vibrant market towns of Wymondham and Attleborough and the well known Wymondham College. The city of Norwich with its widely regarded cultural, shopping, entertainment and educational facilities lies around 15 miles away via the B1108. This trunk road enables good access to such Norwich destinations as The Research Park, Norwich and Norfolk Hospital and the UEA. The city has a mainline railway service into London Liverpool Street, a journey scheduled to take around two hours and a short drive to Attleborough Railway Station offers direct train links to both Cambridge and Stanstead Airport. There is the Popular White Hart Hotel and Public house and an interesting collection of shops, a butchers, a bakery and other small businesses. Hingham Primary School and Hingham Doctors Surgery are a two minute walk from

the property.

The Property
Hingham has one of the finest groups of Georgian houses in Norfolk and set proudly amongst them is Mansion House, an outstanding late 17th century residence notable for its architectural features of chequered brick with shaped gable end. This Grade II* Listed property, which is mentioned in Pevsner's Guide, has beautifully proportioned living space and includes a one bedroom annexe. Overall accommodation extends to approximately 2,500 sq.ft. Elegant interiors are highlighted by high ceilings and tall sash windows. As with many of the rooms, the sitting room is dual aspect looking out upon a walled garden and creating a warm focal point is an inglenook fireplace with wood burner. An impressive dining room with inglenook, accesses the conservatory and kitchen. An AGA compliments a range of kitchen cabinets with hardwood preparation surfaces. Arranged off a small lobby is a utility area with cloakroom. The first floor main bedroom suite has an adjoining study/dressing room and a bathroom. On the upper floor there are 2 generous sized bedrooms enjoying roof top views, one served by an en-suite bathroom. These 2 bedrooms do have sloping ceilings; however the head height is generous. A separate annexe provides additional accommodation with its en-suite bedroom, living room and kitchenette, offering numerous options such as: guest quarters, music or arts studio, home office; or a potential B&B (stca).

The Outside
Much desired off road parking is set behind a gated entrance leading to a lock up garage (21'2" x 9'3") which is incorporated into the annexe building together with a storage shed. A pretty secluded garden has an area of lawn and a patio area ideal for al-fresco dining.

Services
Mains water, drainage and electricity. Oil fired boiler supplying radiator system and hot water.

Viewing
Strictly by appointment with TW Gaze.

Agents Note - Council tax for Annex is band A

Freehold

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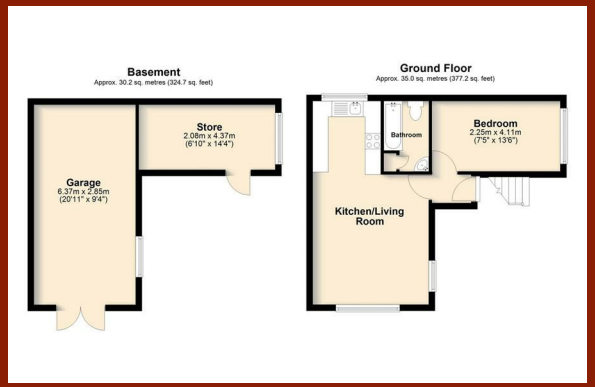

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