



Hampton House
The Street | Blo Norton | IP22 2JB
Price Guide £725,000

twgaze

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Hampton House is an attractive Grade II listed cottage set in a peaceful position within the rural village of Blo Norton. Thoughtfully improved to blend period charm with modern comfort, the property offers nearly 2,000 sq.ft of beautifully presented accommodation, along with a rich historical connection to Princess Sophia Duleep Singh. With extensive gardens, a substantial workshop with planning permissions, and far-reaching views over open fields, this is a rare opportunity to acquire a character home in a wonderfully private setting.

- Grade II listed 18th-century timber-framed cottage with recent re-thatch
- Nearly 2,000 sq.ft of accommodation
- Shaker-style kitchen/breakfast room with oil-fired Aga
- Long gravel drive with generous parking
- 900 sq.ft garage/workshop with planning permission for major extension
- Landscaped gardens with terrace, kitchen garden and hot tub
- Expansive south-facing lawn with mature trees
- Around 7.5 miles to Diss with rail services to London in approx. 90 minutes

Full Description

Location

Hampton House sits in a wonderfully private position within the peaceful, semi-rural village of Blo Norton. This is a village known for its unspoilt surroundings, small country lanes and access to miles of footpaths, bridleways and open countryside. Blo Norton Fen, a recognised Site of Special Scientific Interest, is close by and home to a wide variety of rare wildlife and plant life.

The village itself offers a church, village hall with regular community events, along with a popular coffee shop and plant nursery. The neighbouring village of Garboldisham provides further day-to-day amenities including a shop, primary school and pub. Diss is around 7.5 miles away and offers a wider range of facilities together with fast rail services to London Liverpool Street in approximately 90 minutes, as well as services to Ipswich, Stowmarket and Norwich.





The Property

Believed to date back to the early 18th century, Hampton House is a beautifully presented Grade II listed cottage of timber-frame construction beneath a recently renewed thatched roof. The house now offers a stylish blend of period character and modern comfort, with the exposed frame, inglenook fireplace and the gentle proportions typical of a property of this age.

The cottage has a fascinating history, having been home in the 1930s to Princess Sophia Duleep Singh – one of Queen Victoria's godchildren and a leading figure in the suffragette movement. Her brother, Prince Frederick, owned Blo Norton Hall nearby and purchased the cottage for his sisters, who then named it in honour of Hampton Court Palace.

Extending to nearly 2,000 sq.ft, the accommodation is arranged to provide a welcoming side entrance hall with cloakroom and boot room, a bright double-aspect sitting room with an impressive inglenook fireplace and wood-burning stove, opening around the chimney to a comfortable triple-aspect snug. The kitchen/breakfast room is fitted with painted shaker-style units, wooden work surfaces and a Belfast sink, with an oil-fired Aga set into the fireplace and space for a dining table. A separate utility room offers additional built-in storage and worktop space with an electric hob.

Upstairs, a generous landing leads to four bedrooms, all with built-in storage and views across the gardens and neighbouring fields, served by a modern family bathroom.

Outside

Hampton House is approached via a long gravel drive from the village lane, opening to a parking and turning area able to accommodate several vehicles. A substantial 900 sq.ft garage/workshop sits to one side, ideal for storage or hobbies, and benefits from planning permission to link to the main house to form a large kitchen extension with a bedroom suite above. Permission is also in place for the construction of a further double garage with studio above.

The gardens have been thoughtfully landscaped to create a variety of areas to enjoy throughout the year. A wide terrace provides an excellent spot for outdoor dining, complete with a kitchen garden and hot tub. The lawned garden lies predominantly to the south, interspersed with mature trees and complemented by a self-contained garden office. A well-designed artist's studio with wood-burner enjoys the best of the light and views, set near post-and-rail fencing that borders open meadow and fields beyond.

Services

Mains water, drainage and electricity.

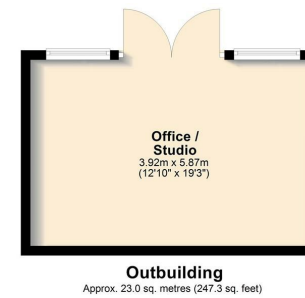
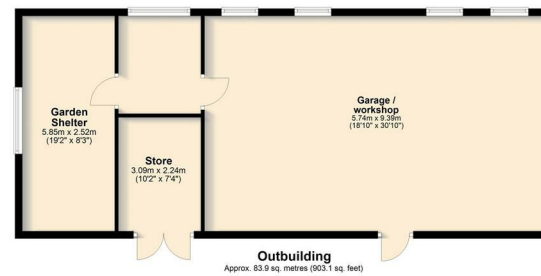
How to Get There

What3Words [///prospered.finger.confining](https://www.what3words.com/)

Council Tax Band

Breckland Council - E

Freehold



Total area: approx. 23.0 sq. metres (247.3 sq. feet)

Total area: approx. 83.9 sq. metres (903.1 sq. feet)