



# GRANGE FARM

EAST CHURCH STREET, KENNINGHALL, NR16 2EP





An outstanding period farmhouse that has been completely renovated and extended by the current vendors. It offers spacious and highly versatile accommodation in a elevated position on the edge of

The property is an outstanding example of a substantial detached unlisted period farmhouse, which has been the subject of a complete renovation and extension programme by the current vendors. It was stripped to a shell and effectively rebuilt paying great attention to retain the integrity and character of the original house whilst setting it up for modern living and versatility of space.

The front door and frame are new but replica's of the original. It opens to the entrance hall with feature tiled floor and stairs to the first floor and steps down to the cellar. There is a double aspect reception room to one side and a sitting room with woodburning stove to the other. Part-glazed double doors open to the principal double aspect sitting room with French doors to the garden. Part-glazed double doors lead from here into the dining room. There is a superb flow to the ground floor, making it perfect for entertaining. The dining room is open plan to the spacious kitchen/ breakfast room.

It is fitted with a comprehensive range of wall and base units and integrated appliances. There is also a breakfast bar. Off the kitchen is a useful and spacious separate utility room which opens to the car port and there is also a ground floor shower room. The cellar is brick-lined with wine bins.

The stairs rise to a spacious first floor landing. There are 5 double bedrooms, each with there own character and one is vaulted with a wealth of exposed timbers. The two rear bedrooms have ensuite shower rooms and there is a family bathroom with freestanding rolltop bath. Stairs rise from the landing to a second floor store room with rural views.

From the road, a shared drive leads to the private gravel drive and parking area in front of the house and the attached double car port. The gardens are laid principally to lawn and interspersed with an array of trees. There is a substantial paved patio for alfresco entertaining.









#### LOCATION

Kenninghall has two public houses, a village shop, doctors and school. Diss is just six miles distant with a large array of facilities and a main line railway link to Norwich and London. Attleborough is a similar distance away with a railway link to Norwich and Cambridge.

#### SERVICES

Oil fired central heating. Mains electrics, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

Breckland District Council  
Council Tax Band ?

#### ENERGY PERFORMANCE

C Rating

#### AGENT'S NOTE

The house shares the entrance drive with its neighbours and has right of way over it to the private driveway and parking area.

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.













## FLOOR PLAN



TOTAL FLOOR AREA : 3263 sq.ft. (303.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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