



Hill Acre, Middle Road, Blo Norton

Harrison Edge
Estate Agents

Fabulously situated on high ground with wide far reaching views this renovated cottage sits in a little under an acre and includes a garden studio and garaging for four vehicles. With no near neighbours and 'just finished' appearance, this is a rare prospect.

- 3 Bedrooms
- Garden Studio
- Garaging for 4 vehicles
- Approximately 0.8 Ac (0.33 Ha)
- No near neighbours
- Re-thatched

Location

Blo Norton sits tucked away in surprisingly rolling countryside and a network of lanes approximately seven miles to the west of Diss, conveniently south of the B1066 and north of the A143 south of neighbouring Redgrave being good links to the wider national road system. The village heart which can be found further along the lane past Hill Acre, contains a Village Hall, Parish Church and is renowned for its stately hall and previous owner Duleep Singh. Situated on high ground on Middle Road, the property is the last property within the Parish and has no near neighbours. Wide far reaching views can be enjoyed from the property through a sweep of 180 degrees including towards Redgrave & Lopham Fen famous for the Raft spider and roaming Polish native ponies. Nearby Redgrave has a Community Shop, while Rickinghall, short drive further on has a supermarket. Redgrave has The Cross Keys pub while The White Horse is at South Lopham to the north. Primary Schools should they be required can be found at Botesdale, North Lopham, Hopton and Garboldisham with High Schools at Diss, Eye and Old Buckenham.

Description

Hill Acre has been saved by the current owners who undertook an extensive programme of renovation works from 2019 culminating in the wonderful transformation we see today. The newly rendered clay lump and blockwork exterior sits beneath a newly thatched roof combining a straw ridge above the reed body. Windows have been replaced and a 'modern' 20th Century extension in a contemporary timber clad style combines well with the traditional style of the cottage. Internally the accommodation has been very lightly lived in since

completion and presents extremely well. An underfloor heated ground floor includes Norfolk pammments and a stylish contemporary floor covering. The cottage ground floor is divided in part by a straight open staircase combining the sitting and dining room areas. Note, the ground floor has good headroom at around 2.3m. Upstairs, three rooms form a classic thatched cottage layout with two rooms being interconnecting. Upstairs and down, the emphasis is on the tremendous view east.

In addition to the fabulous cottage, the plot has two gated access points with to the top of the garden a large parking area and fantastic garage arrangement, perfect for any petrol head collector. Furthermore, a fabulous Garden Room offers versatile additional space with field views through large glazed window openings and decking verandah/canopied porch. The interior is laid out to include a main space with kitchenette, cloakroom and ethernet cabled internet connection.

Entrance Porch 2.36m x 1.32m (7'9 x 4'4)

Approached via a multi-point locking outer door with glazed panel opening to a vaulted space laid with Norfolk Pammments which extend through the original cottage section and featuring underfloor heating. Two double glazed yet cottage styled timber windows provide additional natural light.

Sitting Room Area 3.86m x 3.51m (12'8 x 11'6)

Partially divided from the Dining Area by a contemporary straight staircase featuring a Jim Lawrence ironwork handrail and bespoke oak rails either side. Overall the two spaces combine to 33'3 (10.1m). This inviting sitting space has inglenook fireplace and LPG fired stove set on a herringbone brick hearth and original oven space to one

side. 3 uplighters. Television point etc. Windows to both front and rear elevations.

Dining Room Area 5.03m x 3.53m Excl. stairs (16'6 x 11'7 Excl. stairs)

With further cottage style double glazed casement windows front and rear along with attractive underfloor heated pammments from Norfolk Pammments of Pullham Market. A former fireplace now serves as cupboard storage enclosed by bespoke oak doors within a bevelled frame. 4 uplighters. Television point etc.

Kitchen 4.75m x 3.73m (15'7 x 12'3)

Newly built benefitting from current building methods and qualities to include insulation etc. Set within a timber clad outer case, this contemporary styled section has flat roof with a sky lantern flooding the interior with natural light complementing the wide picture window to the fields, plus glazing front and rear including double doors with further glazed side panels, leading out to the garden. Stylish 'clean lined' units adorn two walls with a further bank of cupboards all in a fabulous strong blue hue. Worksurface extends across deep drawer sections, and includes a stainless steel sink unit with mixer tap and drainer bowl along with an adjacent four ring induction hob, with wall mounted and angled extractor hood. To the end of the work top run sits a Neff eye level oven. Built-in dishwasher. Recessed ceiling spots complete the illuminations.

Utility Room 2.24m x 1.93m (7'4 x 6'4)

Fitted to match the kitchen space as the two rooms combine. A glazed door leads outside to the front of the cottage and an inviting spot to sit in the sun and enjoy the view. Worktop extends across cupboard storage and appliance space including plumbing for washing machine. A window provides a fine view across the front garden into the distance beyond. Recessed spots.

Shower Room

Spacious and stylishly fitted with a suite comprising a bath sized walk-in shower enclosure along with pedestal wash basin and low level wc. A tall corner storage unit provides useful storage and a vertical heated towel rail sits to one side. Design has included a shaver point.

First Floor Landing

With panel doors either side...

Bedroom 1 3.91m x 3.71m (12'10 x 12'2)

A semi vaulted space with dormer window to the front elevation and fine view. Radiators upstairs are of the classic cast style, fitted with thermostatic radiator valve. A double wall light.

Dressing Room/Bedroom 3.76m x 2.44m (12'4 x 8')

With similar dormer window to the front with view and semi vaulted ceiling. A further door leads through to Bedroom 2. Cast style radiator with thermostatic radiator valve.

Bedroom 3 3.78m x 2.54m (12'5 x 8'4)

A third semi vaulted space with dormer window to the front elevation. Spot light. Cast style radiator with thermostatic radiator valve.

Garden Studio 7.01m x 3.91m overall internally (23' x 12'10 overall internally)

Timber framed, insulated, wired and plumbed making this a very versatile space at the top of the garden linked to the cottage by a long gravel path. A projecting roof line creates a sheltered porch area with decking surface before leading onto the interior main room complete with Penguin stove and hardwired broadband cabling from the cottage. A Kitchenette sits to one side with sink and Ariston electric water heater and Cloakroom to one side with wash basin

and wc. Windows on three sides provide good natural light.

Garaging 11.61m x 5.36m internal (38'1 x 17'7 internal)

A petrol heads dream having been designed as two double garages each with two matching up and over doors. Internally the dividing wall whilst having a footing has not been built up and therefore currently creates a single space. Unconnected cabling is in situ for new owners to create electric powered openings. Power and light is connected internally along with stylish outer soffit lights above each door.

Gardens & Grounds

The cottages sits prominently at the front of this long plot with commanding view through 180 degrees from north east to south west. Set behind a hedged and railed roadside boundary, two gated access points exist: one towards the cottage itself, the second further along the lane and the main, larger parking area to the front of the garaging. The gardens are principally grassed with gravel path ways around the cottage and up to the Garden Studio. At the front a Well has been brought into sight with a brick circular well top. A number of established trees exist along with more recent additions dotted through the garden by the current owners.

Services

The vendor has confirmed that the property benefits from mains water, electricity and private drainage to a treatment plant installed by the current owners.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be

made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

Hill Acre, Middle Road, Blo Norton, Diss, IP22 2JA

Local Authority

Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE
t: 01362 656870

Council Tax

The property has been placed in Tax Band E.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

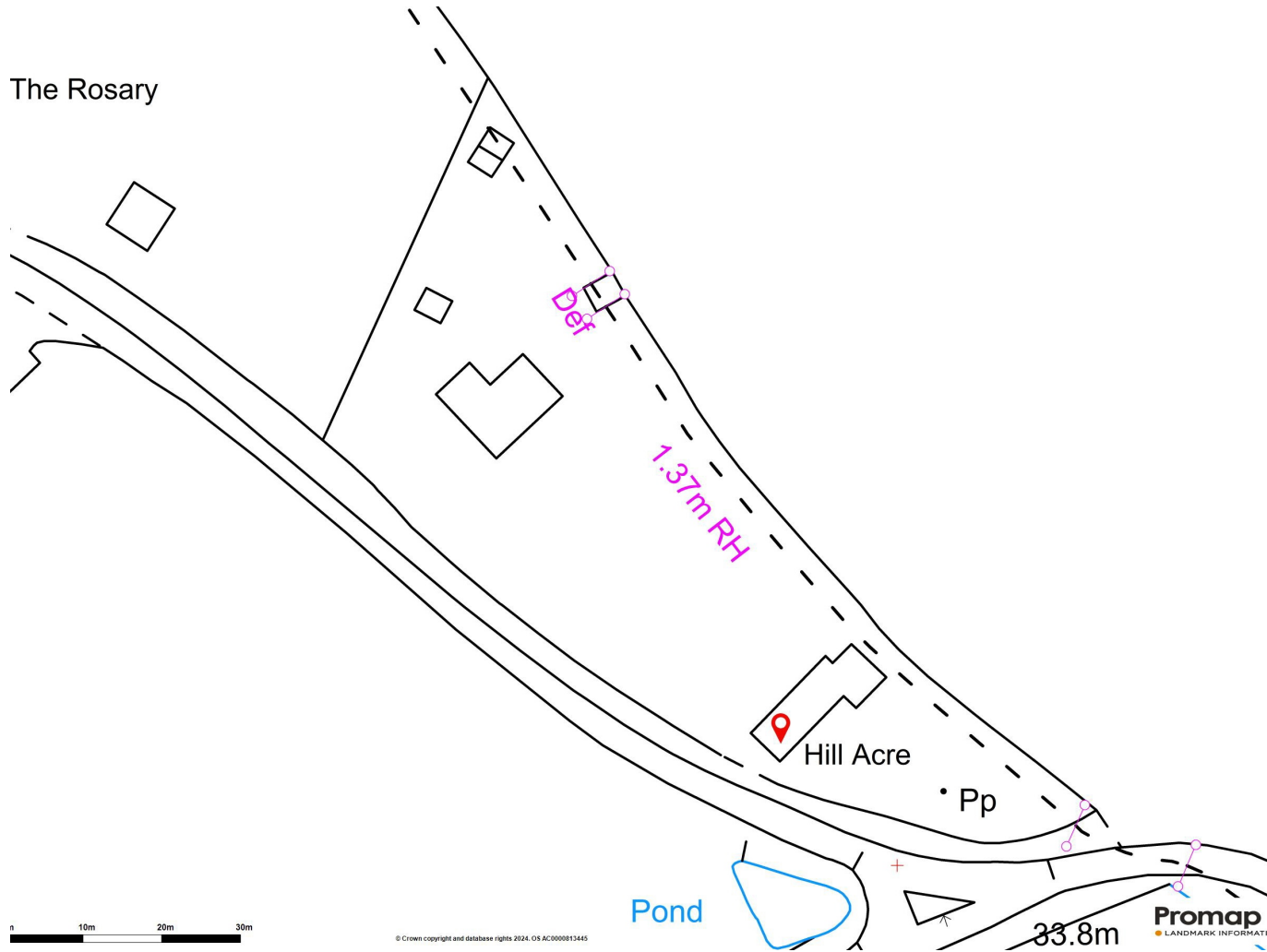
Viewings

By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

Blo Norton covers a wide area with Hill Acre sitting towards Redgrave & Hinderclay, on the Parish boundary. Turn off the B1113 from either the south (via Redgrave) or the north (via South Lopham/B1066). Follow the road up hill towards Hill Acre which will be visible as one approaches. For initial ease, use the second gateway on the right, parking in front of the garaging. A pathway leads down to the cottage.

The Rosary



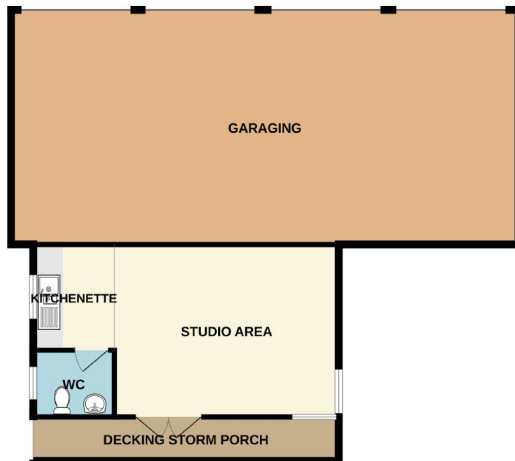
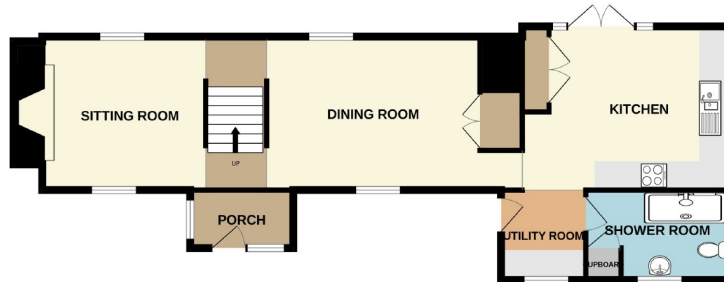
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | | 81 |
| | | 59 | |



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR
1793 sq.ft. (166.5 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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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Energy performance certificate (EPC)

| | | | |
|--|---------------|---------------------|--------------------------|
| Hill Acre Middle Road Blo Norton DISS IP22 2JA | Energy rating | Valid until: | 10 March 2034 |
| | D | Certificate number: | 2308-3035-2202-0024-1204 |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 109 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

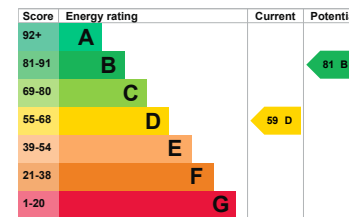
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





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