



HAVERINGLAND HALL COACH HOUSE & COTTAGES

Haveringland, Norwich, Norfolk NR10 4PN



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A Grade II Listed Georgian Coach House and 3 Courtyard Cottages, designed by Edward Blore, situated in a woodland setting approximately 4 miles from Reepham, 5 miles south-west of Aylsham and 10 miles north of Norwich.

Currently run as a holiday letting business with 14 bedrooms, and an indoor swimming pool, the complex could be used for owner-occupiers looking for an income stream or used for multi-family/generational living.

BRIEF SUMMARY OF ACCOMMODATION

The Coach House Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, 6 Bedrooms, 3 Bathrooms, Garden

The Clockhouse Entrance Hall, Sitting Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom, separate Garden

The Smithy Entrance Hall, Sitting/Dining Room, Kitchen, 3 Bedrooms, one with en suite WC, Shower room and Garden

The Mews Entrance Hall/Sitting Room, Kitchen/Breakfast Room, 3 bedrooms, (one with en-suite WC), Family Bathroom, Garden

Italianate Courtyard with ornamental pond and fountain,
Indoor Heated Swimming Pool, Manager's Office,
Utility Room/Laundry Room, Parking Area
Grounds extending to approximately 1.3 acres

FREEHOLD GUIDE PRICE £1,200,000



Coach House



DIRECTIONS

Leave Norwich on the A140 Cromer Road and pass the airport. Take the next left at the roundabout onto the B1149, directed towards Holt. Carry on through Horsford and take the left turn into Haveringland Road. At the crossroads proceed straight on for a further 3 miles passing through the village of Haveringland. Carry on towards Cawston and take the right turn between two lodge cottages. Follow the road until you see a sign for the Coach House on the left hand side.

LOCATION

Haveringland is approximately 5 miles from the Georgian market town of Aylsham where there are local shopping facilities, including boutique shops, restaurants and pubs. Blickling Hall is owned by the National Trust and open to the public and located within 7 miles, as is Felbrigg Hall about 15 miles distance. The Broads with sailing, fishing and boating are within 14 miles .

The Cathedral City of Norwich with its museums, theatres, cinemas and restaurants is about 10 miles and has a wide selection of schools. Local schools include Taverham Preparatory School, Taverham High, Reepham and in Norwich there is easy access to The Norwich School, Norwich High School, and Town Close Preparatory School.

Regular train services run to both London and Cambridge and Norwich's International Airport is located approximately 5 miles distant where flights to Schipol Airport, Amsterdam take approximately 1 hour with onward connections to worldwide destinations.

Additional leisure activities include golf at Weston Park, Wensum Golf and Country Club, Sheringham and Cromer; a Wildlife Park at Great Witchingham and the sandy beaches and attractive North Norfolk Coast is approximately 17 miles distant. The area is also well served by the National 1 and Regional 30 cycle routes as well as Weavers Way, Peddars Way and The Marriott Way.





The Mews



The Mews



The Smithy



The Coach House Garden



Swimming Pool Building

DESCRIPTION

The Coach House and cottage complex is built in the grounds of the former Haveringland Hall, which was built in 1839 by Edward Blore (who designed Buckingham Palace) and subsequently demolished in 1946. The Coach House complex and Clock tower remain, with the Mews and Smithy Cottages subsequently added. Nestled in a woodland setting, the complex is approached through an archway to an Italianate style courtyard with a fountain. Currently run as a holiday business, the property is held in one title. It offers significant income earning opportunities or an opportunity for a combination of owner occupiers and/or multi generational family living.

The Coach House extends to approximately 291m² (3,130ft²); has 6 bedrooms, sleeping 12. The Smithy, 79m² (850ft²) comprises 3 bedrooms, sleeping 5. The Mews has 3 bedrooms and a family bathroom sleeps 6 and extends to 90m² (972ft²), and the Clockhouse has 2 bedrooms and sleeps 4, extending to 85m² (920ft²).

The cottages have high ceilings, spacious rooms and gardens with hot tubs. There is a Reception Office and a separate indoor swimming pool for the sole use of those living in the complex with a wc, shower, pump & filtration plant.

The cottages produced an income of £96,899 for the last 6 months of 2023 and booking income for 2024, at the time of launching the property, is £104,896.



The Coach House



SERVICES

Natural spring water, licensed under Anglian Water is provided from the estate and metered separately. Drainage is pumped off the estate. Mains electricity is connected and there is an oil-fired central heating system to each property; each independently metered and controlled.

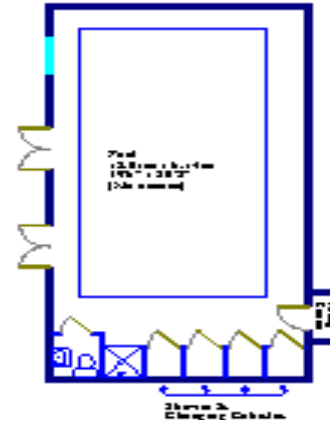
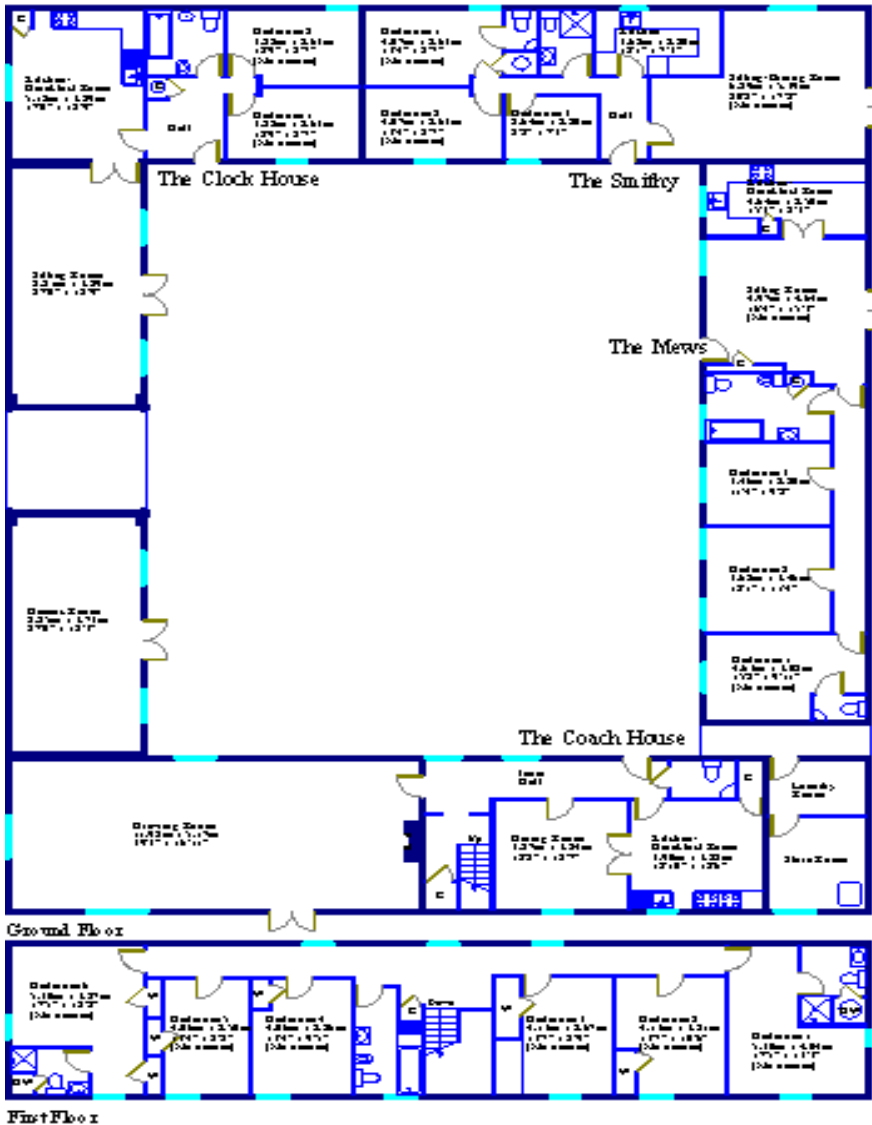
LOCAL AUTHORITY

Broadland District Council – Tel: 01603 431133

Business Rates: Eligible for Small Business Rate Relief.

Smithy, Mews and Clock House are registered as self catering holiday unit and premises with a rateable value of £6,300 pa.

The Coach House is registered as Self catering holiday unit and premises with a rateable value of £5,700 pa



Energy Performance Certificates

The Coach House	Band	D
The Smithy	Band	F
The Mews	Band	F
Clock House	Band	G
Swimming Pool	Band	G

(Agents Note: The Listed status of the buildings make exemptions available for the letting of buildings with EPC Bands below E, where all relevant improvements have been made.)

Viewings

Strictly by appointment with the vendor's Agent

Humberts
13 Upper King Street
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The Clock House	GIA	Approx	85m ²	920ft ²
The Smithy	GIA	Approx	76m ²	816ft ²
The Coach House	GIA	Approx	291m ²	3,138ft ²
The Mews	GIA	Approx	90m ²	972ft ²
The Swimming Pool	GIA	Approx	74m ²	800ft ²

Sketch Plan For Illustrative Purposes Only – Not To Scale

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