

CROWN POINT ESTATE

FRAMINGHAM EARL HALL, NORWICH NR14 7SB



IMPOSING 9 BEDROOMED DETACHED 18th CENTURY HOUSE

£ 2,000 pcm
Unfurnished

Set in the beautiful South Norfolk countryside, just 6 miles from the City Centre, an imposing Grade II Listed 9-bedroomed detached period property set in 1½ acres of lawned gardens with sweeping driveway and parkland views. Accommodation comprises: • Large Entrance Hall • 2 Reception Rooms • Wood Panelled Study • Kitchen with Aga • Master Bedroom with Dressing Room & Ensuite • 8 Further Bedrooms over two floors • Breakfast Room/Snug • 3 bath/shower rooms • Cellar • Buttery/Stores • Office/Bedroom.

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Hill Farm
Kirby Road
Kirby Bedon
Norwich
NR14 7DU

01508 493789

admin@crownpointestate.co.uk
www.crownpointestate.co.uk

INFORMATION

ACCOMMODATION

Ground Floor: Entrance hall, double aspect drawing room, double aspect dining room, panelled study, kitchen with oak floor and Aga, breakfast room/snug, cloakroom, shower room, butler's pantry, larder, laundry room, store, door to cellar.

First Floor: master bedroom with dressing room and en-suite, five further bedrooms, family bathroom and separate WC. Separate office/bedroom accessed via second staircase.

Second Floor: three attic bedrooms and storage room.

OUTSIDE

Sweeping driveway with shingled parking area. Approximately 1½ acres of lawned gardens surround the house, with mature trees and shrubs.

SERVICES

Mains water and electricity are connected and there is oil-fired central heating. Drainage is to a private septic tank.

OTHER

This is a Grade II listed property. No storage of caravans/campervans is permitted on site. No cooker(s) or white goods are provided. Tenants must ensure they have the ability to maintain the extensive garden. Pets allowed only by strict consent from the landlord.

Council Tax: South Norfolk Council, Band H (currently £3,567.48)

EPC: (Grade II Listed)

TENANCY

Available on an Assured Shorthold Tenancy or Long Lease—minimal rental period 2 years. Rent is payable monthly in advance, along with a deposit of £2,000.

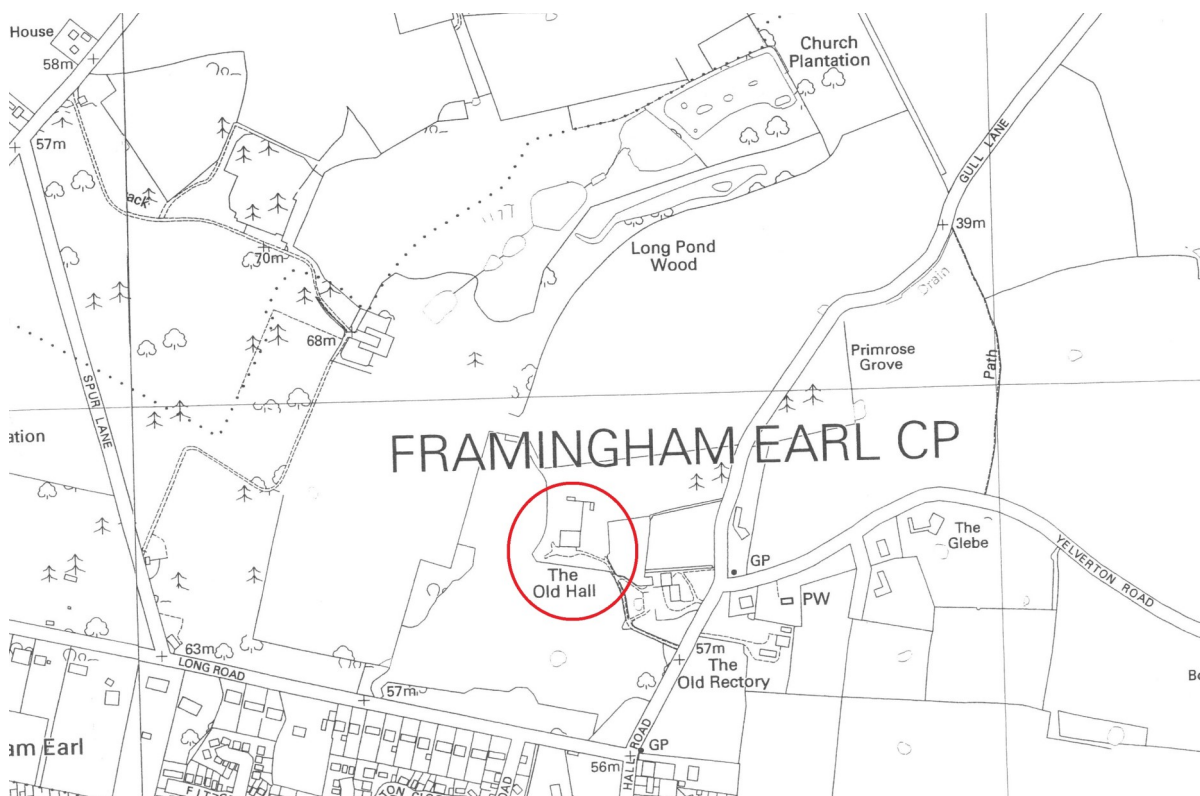
FEES

£30 referencing fee per applicant and £200 non-refundable fee to cover administration costs.

VIEWING ARRANGEMENTS

By appointment ONLY after completion of an application form. Application Forms are available to download from

LOCATION



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute a rental agreement. Potential tenants must rely on their own inspection of the property.

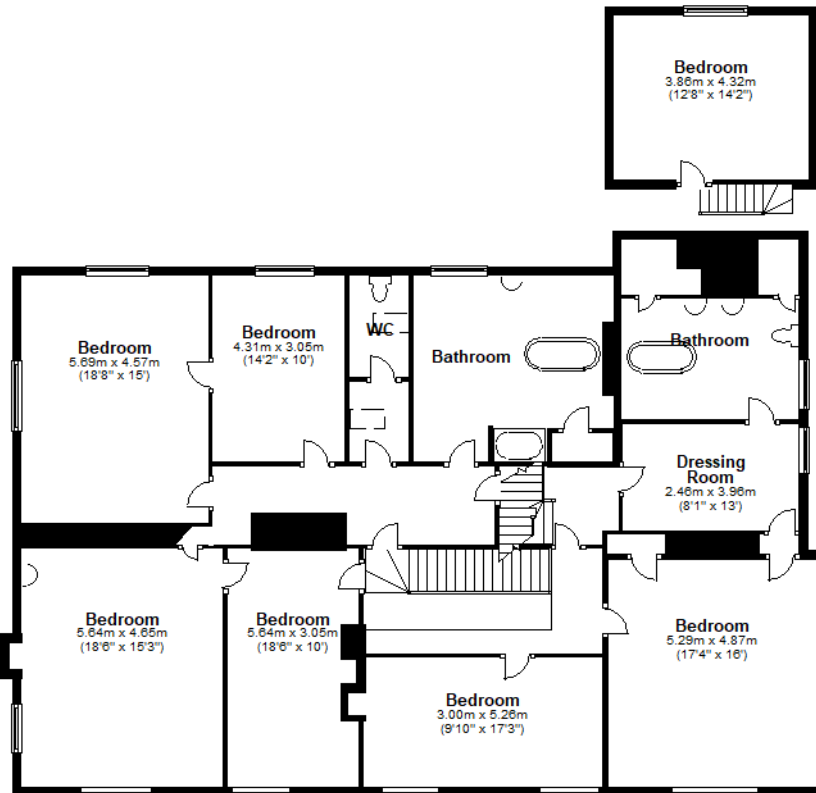
Ground Floor

Approx. 267.0 sq. metres (2874.2 sq. feet)



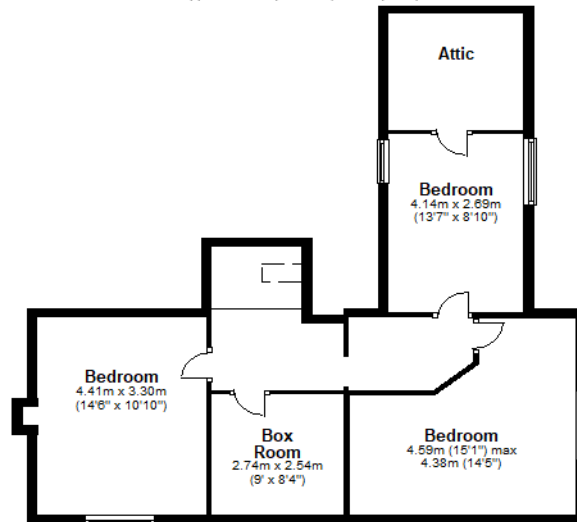
First Floor

Approx. 225.4 sq. metres (2425.8 sq. feet)



Second Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



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