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Hellington Hall and Barn Complex, Hellington
Norwich, Norfolk, NR14 7BU

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NR14 7BU

A Grade II Listed 17th Century Farmhouse with an established holiday complex comprising 5, unrestricted barn conversions, situated about 5 miles south east of Norwich.

For sale as a whole or in separate Lots

Lot 1 Hellington Hall

- Grade II Listed 17th Century Hall
- 3 Reception Rooms, Conservatory
- 7 Bedrooms, 2 Bath/Showers
- Garden and Paddock

Lot 2 Barn Complex

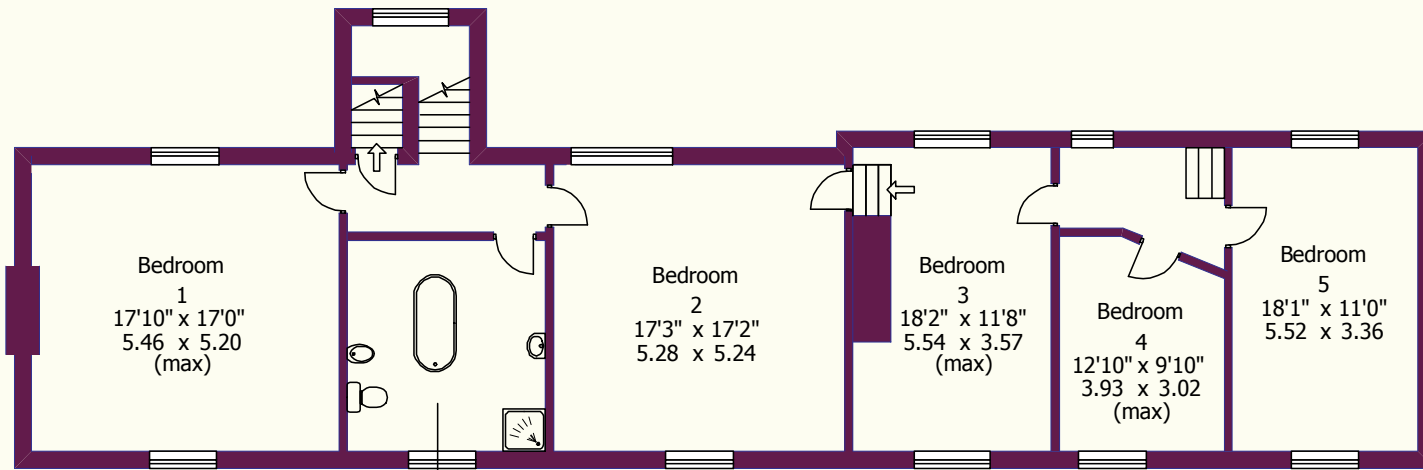
- 5 Barn Holiday Complex
- Indoor Swimming Pool
- Ménage; Equestrian Facilities

Viewings by appointment 01603 661199

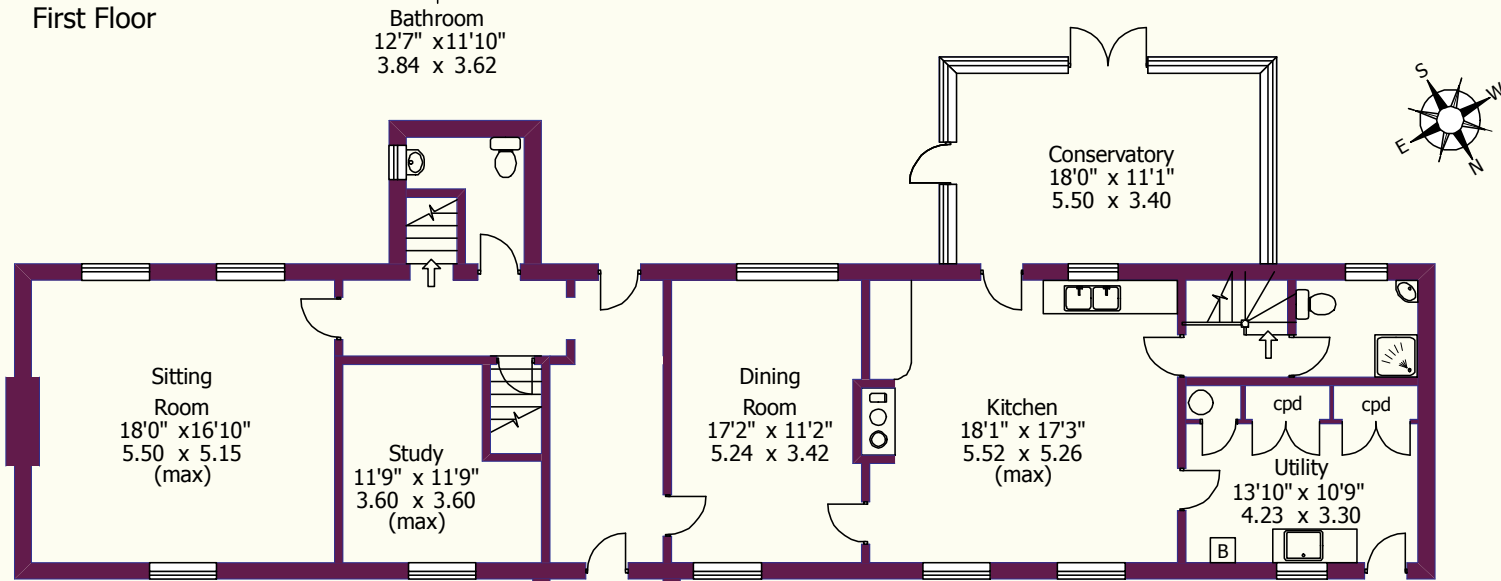
Tenure: Freehold



Hellington Hall Hellington



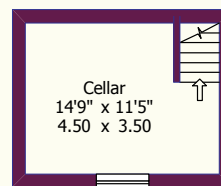
First Floor



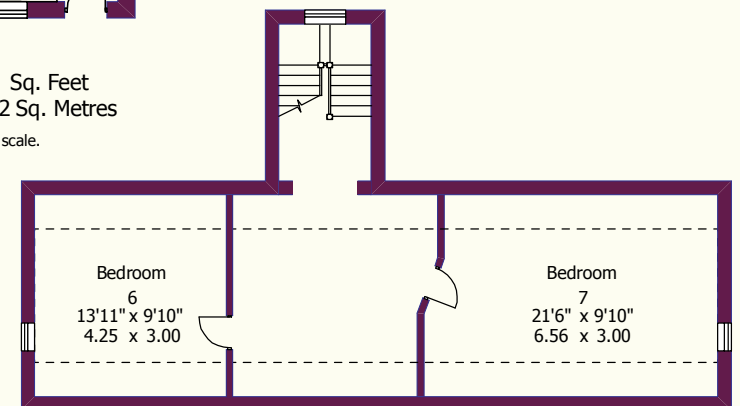
Ground Floor

Approx Gross Floor Area = 4179 Sq. Feet
= 388.2 Sq. Metres

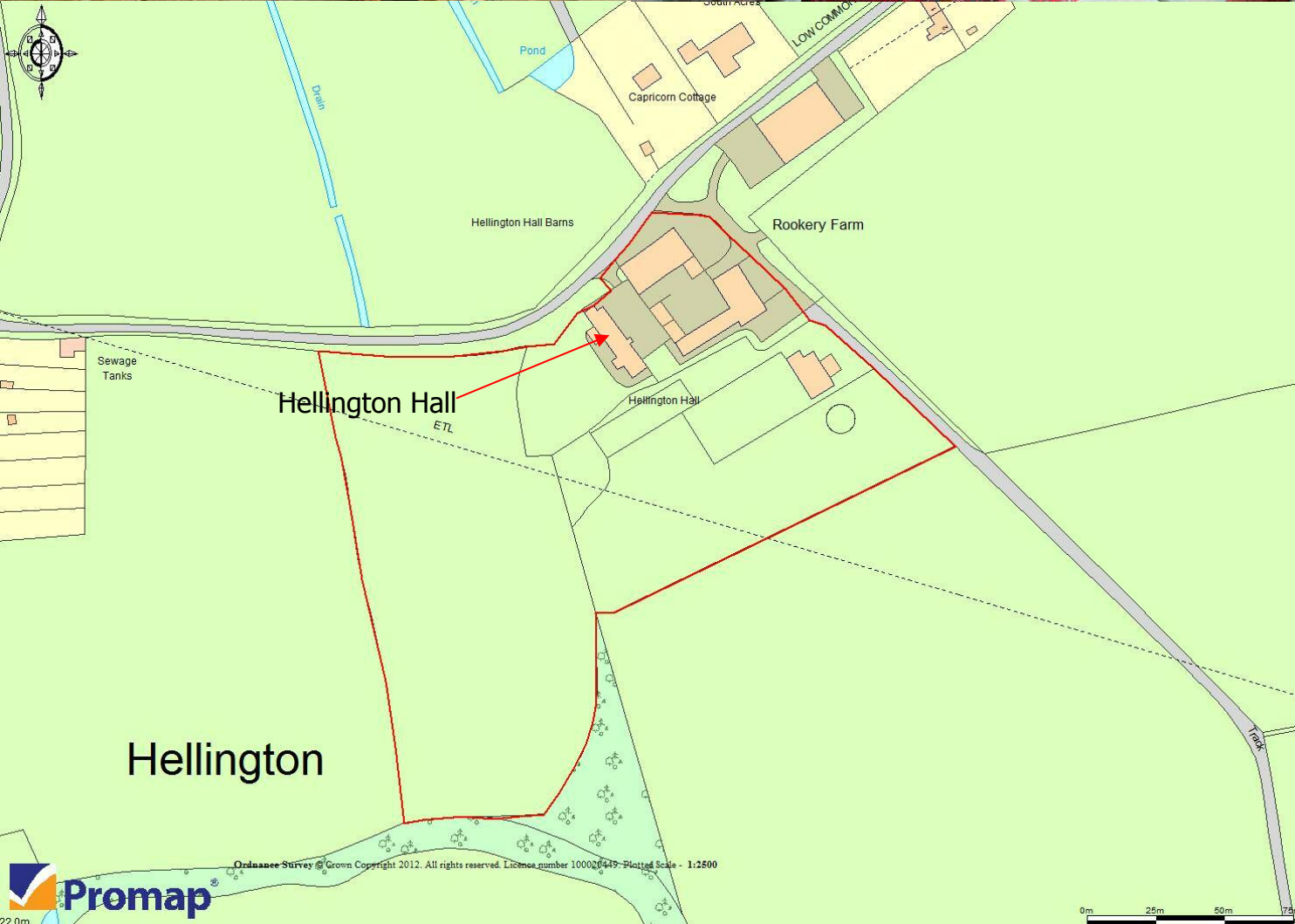
For illustrative purposes only. Not to scale.



Lower Ground Floor



Second Floor



DIRECTIONS

Proceed out of Norwich on the A146 Beccles Road for about 6 miles, and turn left at Hellington Corner. After 500 meters bear left into Hellington Hill and after 800 metres turn right into Low Common. Hellington Hall and Cottage Complex will be found on the right hand side.

LOCATION

Hellington Hall is situated about ½ mile from Rockland St Mary, 3 miles from Loddon and 4 miles from the Southern Bypass. The Cathedral City of Norwich is about 5 miles, as is the rail station where regular services take approximately two hours to London Liverpool Street. Norwich Airport has flights to Amsterdam taking approximately one hour and from where onward international flights can be caught.

Local facilities include a Post office/Village Store and restaurant/public house in Rockland St Mary; further shops, a bank, library, restaurants, dentist, health centre, hairdresser and dentist practice are situated in Loddon. Leisure pursuits in the area include fishing, sailing, and bird watching on Rockland Broad, and boats can be hired in Loddon, providing access to the Broads network. There are golf courses in Bungay, Beccles and Norwich and there are riding stables and polo facilities in Langley. There are a selection of primary and secondary schools in the vicinity including Loddon, Langley, The Hewitt, Town Close and Norwich Schools.

DESCRIPTION

Hellington Hall is offered as a whole or bids for individual Lots will be considered.

Lot 1: Main House

The Hall is approached from Low Common, a cul-de-sac surrounded by undulating farmland. The Hall is a traditional solid brick and pantiled roof, timber framed farmhouse with a south westerly aspect, extending to approximately 3,600 sq ft over a ground and two upper floors.

The principal rooms are bright and have a south westerly aspect with well proportioned rooms and high ceilings on both the ground and first floors.



Many original features have been retained,

including an open fireplace in the sitting room, a wood burning stove in the dining room and an old bread oven and Aga in the large kitchen/breakfast room. On the first and second floors there are 7 bedrooms sleeping 14. The main Hall produces about 37% of the revenue from holiday lets.

The Hall overlooks its lawned gardens and a paddock. To the north east side and approached by a separate access is the Barn Complex and General Purpose Portal Frame equestrian building and Ménage.

Lot 2: Barn Complex

The Complex comprises 5 barns that have been converted into self-contained residential units and an indoor swimming pool. The Complex has 12 bedrooms in total, and is currently run as an established business sleeping 29 and generating about 63% of the total income. The properties have full residential use.

Hellington Hall Barn

A traditional brick and pantile conversion over 1½ floors extending to 2,200 sq ft and comprising 2 reception rooms, Kitchen, Store/Utility, 5 bedrooms, 3 bathrooms and a double car port. The property sleeps 13 and produces about 29% of the income from holiday lets.

Rookery Barn

A two storey conversion with a large double reception room and kitchen/breakfast room, store, larder, cloakroom, 3 bedrooms and two bathrooms; sleeping 8 and producing about 14% of the income from holiday lets.

The Buttery

A delightful barn conversion comprising a sitting room, kitchen, shower room, and 2 bedrooms. Sleeping 4, this generates about 10% of the income.

The Stables

An "L" shaped single storey conversion with a sitting room, bedroom, bathroom and kitchen; sleeping 2 and let on an Assured Shorthold Tenancy, this produces 5% of the income.

The Dairy

A single storey barn conversion comprising a sitting room, bedroom, bathroom and kitchen; Sleeping 2 and let on an Assured Shorthold Tenancy, producing 5% of the income.

Indoor Heated Swimming Pool.

Outside

The complex is arranged around a courtyard, where parking is available. If the complex is split into separate Lots, boundaries will be demarcated.

To the north east is a general purpose portal frame building, all weather ménage and further paddock. The grounds in total extend to approximately 6.15 acres.



The Business

The owners currently live off site and rent both the Hall and Barn Complex as Holiday Lets and on an Assured Shorthold Tenancy (AST) basis. The business has been established for about 10 years and has been trading on a consistent basis. For the period October 2011 to October 2012 the properties produced an income of £116,142 (excluding VAT and agency commissions at 18%). In addition, The Dairy and The Stables are let on Assured Shorthold tenancies producing £13,200 pa.

The gross income, excluding VAT and agents commission, and including the ASTs, for the year ending 5th April 2010 was £113,054; for the year ending 5th April 2011 was £123,313 and for the year ending 5th April 2012 was £114,247.

The complex is marketed through Cottages4you. The properties are offered with the furniture, fixtures and fittings included.

Services

The properties are connected to mains water and electricity supplies. The drainage is to a private system. The Central heating is oil fired. Oil and electricity for the barns are metered separately.

Local Authority

South Norfolk District Council. Swan Lane, Long Stratton, Norfolk. Telephone 01508 533633

The Hall: Council Tax Band E –£1,845.87 pa.

The Complex: Rateable Value £20,000 –

Rates Payable: £8,145.01 to April 2013.

Contact: Chesterton Humberts Norwich 13 Upper King Street, Norwich NR3 1RB norwich@chestertonhumberts.com 01603 661199

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