



Kings Head Cottage  
Crown Street  
Banham  
NR16 2EZ

twgaze



Historic Grade II\* Listed property set in the heart of  
the popular South Norfolk village of Banham.  
Guide Price £550,000



- Historic detached grade II\* Listed property offering a wealth of character
- Decorative landscaped garden to the front
- Large inglenook fireplaces throughout
- Bespoke oak fitted kitchen
- Featuring rare historic octagonal Queen Posts, with carved capitals and bases

#### **Location**

The village of Banham offers a primary school, two shops, a post office, butchers, public house and takeaway and a well supported Community Centre with purpose built sports hall and community bar. Diss, Wymondham and Attleborough can easily be accessed for national supermarkets and health care facilities. A doctors surgery is located in the next village of Kenninghall.

If travelling further afield there is an Intercity rail service from Diss, which can be used to access either London in around 90 minutes or Norwich in around 20 minutes. Travelling by car out of the county, the A11 connects Norwich and London.



#### **The Property**

Kings Head Cottage is a Grade II\* Listed property of significant architectural and historical importance, believed to date back to the late 1300s. Enhanced by high-quality 17th-century additions, it underwent meticulous restoration in 2009 under the Norfolk Historical Buildings Trust. The restoration used traditional materials and methods, overseen by expert architects. Constructed with a timber frame, wattle and daub infill, and plaster cladding beneath a pantile, gabled roof, the property showcases an array of exceptional medieval features.

Among its remarkable highlights is a rare and exquisitely carved Queen Post roof truss—one of the few remaining examples in the country. Other features include inglenook fireplaces, diamond mullioned windows, exposed chimney breasts, and a wealth of visible framing timbers, studs, and beams. These historic elements blend harmoniously with modern amenities, such as a bespoke oak-fitted kitchen and high-quality bathroom and shower suites.

The heavy timber front door, featuring a spy glass, opens into an entrance lobby with attractive brick-laid flooring that continues throughout the ground floor. The living room is a triple-aspect space of great character, featuring exposed timber framing, heavy ceiling beams, and mullion windows. The focal point is an impressive 7-foot-wide inglenook fireplace with a bressummer and bridging beam. A door leads from the living room to the rear garden.

The dining room is light-filled, with windows overlooking both the front and rear gardens. It also boasts exposed timber framing, a beamed ceiling, and an inglenook fireplace housing a black cast iron wood-burning stove. The kitchen is equipped with oak wall units, base cabinets, and solid oak work surfaces, along with integrated appliances, a Butler sink, and a pantry cupboard under the stairs. This double-aspect room enjoys natural light and has a door leading to the side garden.

Two oak staircases rise to the first floor, one from the dining room. Beneath the central staircase is a cloakroom with a close-coupled WC and pedestal hand washbasin. The central landing leads to Bedroom 1, a double-aspect room with an inglenook fireplace (not in use), exposed timber framing, and a large walk-in cupboard featuring an original diamond mullion window. Bedroom 2, accessible from both staircases, is another impressive double-aspect room. It includes mullion windows overlooking the gardens, an exposed brick chimney breast, and a fine example of the rare Queen Post roof truss, with octagonal posts and carved capitals and bases.





This architectural detail is specifically referenced in the Grade II\* Listing notes. A door from this room leads to a secondary landing and Bedroom 3, which features exposed framework and a mullion window overlooking the front garden. The shower room includes a tiled cubicle with a power shower, a pedestal hand washbasin, and a side window.

### **Outside**

The property sits set back from the road with parking for multiple cars or the space to build a cart lodge should you wish. There is attractive decorative box hedging to the front which creates a welcoming approach to the front door. To the rear and sides the garden is laid to lawn with mature borders.

### **Services**

Mains water, electricity and drainage are connected to the property. Heating is via an outside combination boiler.

### **Directions**

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### **Viewings**

Strictly by appointment with TW Gaze

### **Freehold**

### **Council Tax Band :**

Ref 19745/KH

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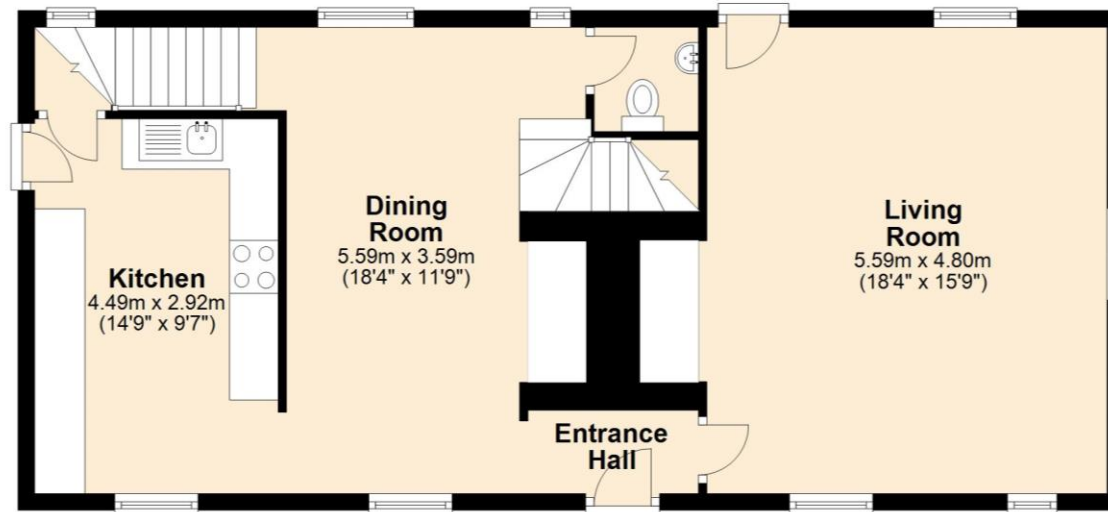
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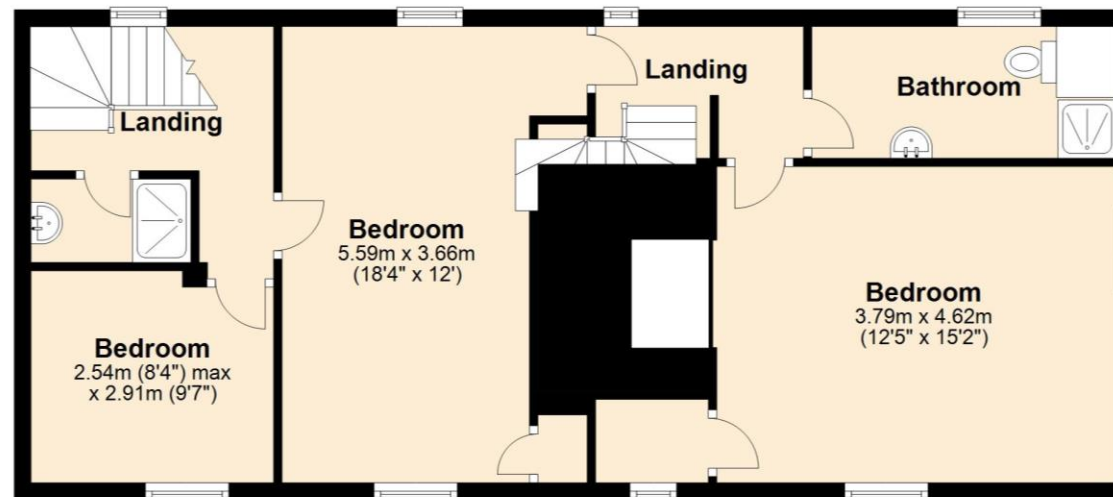
## Ground Floor

Approx. 71.9 sq. metres (773.8 sq. feet)



## First Floor

Approx. 70.6 sq. metres (759.4 sq. feet)



Total area: approx. 142.4 sq. metres (1533.2 sq. feet)