

HILL HOUSE FARM, BRANDON PARVA





- A Beautiful Former Farmhouse enjoying an Idyllic Rural Location
- Approached via a Long Drive with only one near neighbour the Property is surrounded by Open Farmland
- Five Bedrooms; Three Bathrooms/Shower Rooms
- Four Receptions; Spacious Breakfast Kitchen

- The Property has been completely Renovated and stands in approximately 1.87 acres
- Range of Timber Outbuildings
- Easy access to Norfolk & Norwich Hospital, the UEA as well as the A11 Newmarket Road
- The Accommodation extends to 3,946sq.ft

“In rolling green countryside, stretching all around for miles, sits this handsome former farm. The views are exquisite – beyond compare – with glorious vistas that will certainly charm. Beautifully renovated by the current owners the quality here is divine. This is a splendid marriage of character and style with original features so fine.”

Lovingly Restored

Hill House Farm is a timber-framed farmhouse that dates back around 500 years. The last major additions date back to 1790 when the house was significantly extended and gentrified with a beautiful Georgian frontage, as so often happened with properties around this time. Over their time here the owners have refurbished the property, restoring its features and enhancing its period character to create a wonderful family home. You wouldn't know the house was there from the road – it's incredibly private and the owner only came across it quite by chance when working on the barn next door. "I fell for it straight away without having been inside and brought my wife to take a look. We had to walk across the fields to view the outside and decided to buy it there and then."

A Hidden Gem

The farm is tucked away down a long driveway and nestled amongst trees and fields in a totally idyllic setting. From the moment the house reveals itself as you come down the drive, it's clear this is something special. The barn next door is most attractive and means that although you're secluded here and not overlooked, you're never isolated – the best of both worlds. Hill House Farm is also just a short drive from Norwich and close to Wymondham so it's convenient for the train – as well as being equidistant from the A47 and A11.

Flexible Family Home

"This is a fabulous home and we'll really miss it. We love the cosiness of the older part with its beams, exposed brick and inglenook fireplaces, as well as the elegance of the

Georgian rooms with their large windows and high ceilings." This is a house that's bright and airy all year round, as well as being comfortable and cosy in winter. The southwesterly aspect means the light pours in, even on the most overcast of days. With 5 double bedrooms on the first floor and additional rooms on the second floor there's plenty of space for a large family and the owners have enjoyed hosting guests here regularly. The house looks spectacular dressed up for Christmas – it's no wonder the owners' family all pile round! There's also ample space for hobbies: "I keep my drum kit up in the attic so I don't have to worry about disturbing anyone else. This floor would also be great for older children so they could enjoy their own privacy away from the rest of the house."

Lush Green Surrounds

There's no shortage of places to sit and enjoy the surroundings here. The owners have a table and chairs outside the stable door by the kitchen as this part of the garden gets the early morning sun so is an ideal spot for breakfast in summer. As the sun moves round to the south you can follow it, bathing on loungers in complete privacy or enjoying a barbecue or drinks on the spacious terrace. The conservatory is perfect when the sun goes down and the air is cooler: "We've seen some amazing sunsets here with the dappled light through the trees. It's really beautiful." The grounds are equally lovely with a blanket of snow, while in spring the grass under the apple trees is carpeted with daffodils. It's clear that the gardens have been planted with great care and the owners have enjoyed maintaining them as well as adding their own stamp.



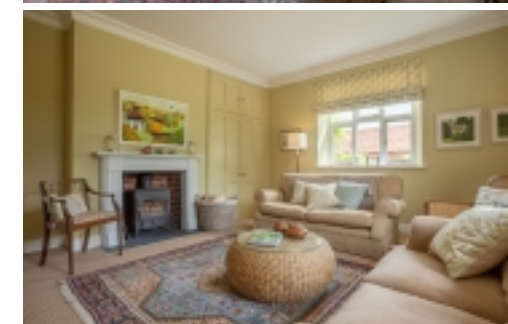
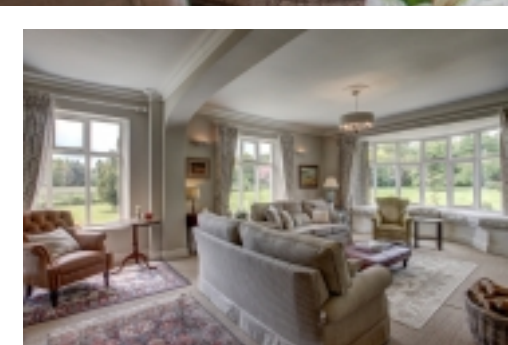
"The gardens are mature and offer plenty of space for children to play or for adults to sit out and relax. We look out over fields and are completely private."





"The kitchen is stunning and we love having the Aga. It's a great room for entertaining as there's plenty of room to cook up a storm and we can chat to guests while they sit at the breakfast bar."





"The house is packed with character features, from a beautiful inglenook fireplace and exposed beams to the elegant Georgian receptions."

The Accommodation

Hill House Farm has undergone a complete programme of renovation including rewiring, re-plumbing, re-roofing, installation of a stunning breakfast kitchen as well as all bathrooms. The ground floor accommodation consists of a fabulous main reception hall, three superb receptions with the main drawing room including a fabulous bay window, a linen room, downstairs cloakroom, a stunning breakfast kitchen (a combination of granite and oak work surfaces, travertine floor tiles, island bench and electric fired Aga and a superb electric Neff stainless steel range, additional integrated appliances include a larder fridge, dishwasher and a Miele extractor fan whilst a butler style sink can be found within the granite work surfaces), a separate utility, a combined boot room and side reception hall and a hardwood glass conservatory (underfloor heating). Original character has been retained throughout the property and includes exposed brick, fireplaces, panmets and exposed beams.

First Floor Accommodation

This consists of a wonderful master bedroom suite complete with en-suite bathroom, a guest bedroom suite with en-suite shower room, three further double bedrooms and a main bathroom. As with the ground floor accommodation the first floor is bathed in plenty of natural light due to its large glass windows. Three of the five bedrooms also include built-in wardrobes.

Second Floor Accommodation

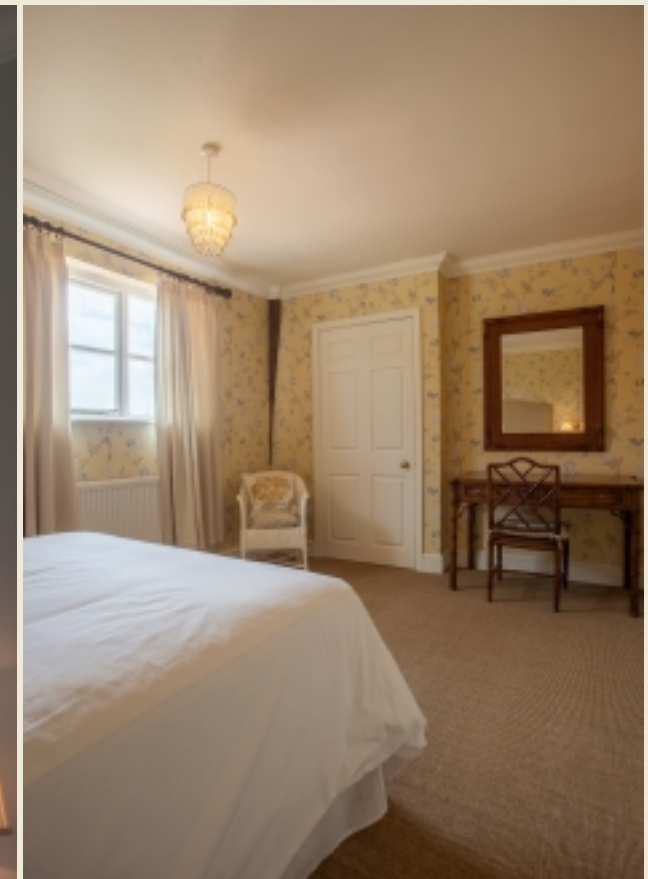
This would be ideal as a home office or teenage accommodation and is divided into three attic rooms which are currently used for storage, a study and a music room. The second floor adds a great deal of versatility to the home's accommodation and can be used for a number of different purposes. Similar to the remainder of the accommodation it is full of original character with exposed beams, trusses and brick.

The Grounds

Hill House Farm enjoys an idyllic rural location and is approached by a private drive shared by the neighbouring property, this in turn separates off to your own private drive which leads directly to the home. Hill House Farm stands in 1.87 acres and is surrounded by paddocks and farmland.

Formal gardens lead away from the home to the south and west and are laid primarily to lawn with a selection of mature trees found throughout. The drive leads to the eastern side of the house directly to garaging and outbuildings whilst also providing plenty of additional parking. Garden beds abuts the east and south of the home whilst a walled garden and extensive terrace can be found directly off the conservatory on the western side where further formal gardens also extend to the north where you discover a timber and tile outbuilding which is used as a workshop.

Along the western and northern boundaries of the grounds is a small belt of woodland whilst there is also a small selection of fruit trees found to the bottom of the garden. From all aspects of the garden you have stunning views back towards Hill House Farm noting its different elevations and periods of construction. Varieties of tree include yew, chestnut, larch, maple, cherry, monkey puzzle, sycamore, ash, twin copper beeches, a specimen hornbeam and an empress and judas tree.



"Family and friends love visiting us here – and we love having the space to put everyone up!"



On The Doorstep

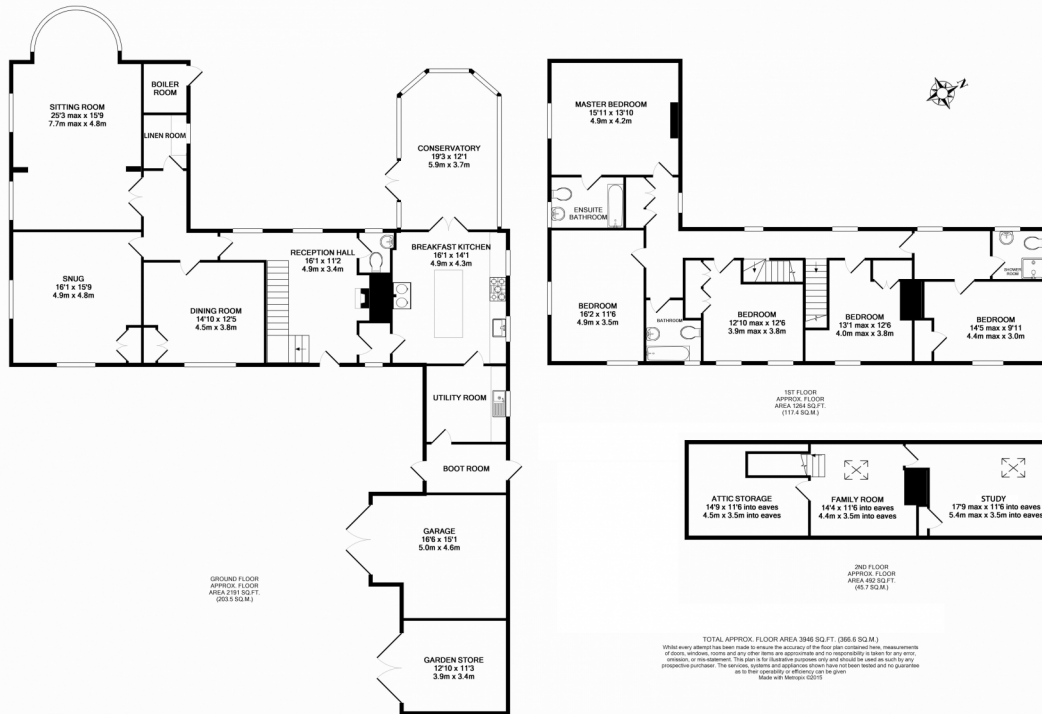
Hill House Farm stands in an outstanding rural position amongst some of Norfolk's finest gently undulating countryside easily accessible via a network of small country lanes. There are a number of local villages close by including Barnham Broom with school, post office and country club and the market town of Wymondham which offers excellent high schools, a range of facilities and rail links to Cambridge and on to London.

How Far Is It To

Hill House Farm is situated approximately 8 miles south west of the Cathedral City of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport.

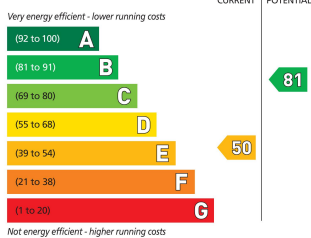
The historic town of Wymondham has a good range of shops including Waitrose and Morrisons. The farmhouse lies approximately 5.5 miles from both the A11 (access is at Wymondham) and the A47 via Barford. Both the University of East Anglia and the Norfolk & Norwich Hospital are easily accessible. To the south the A11 opens on to the A14 then the M11 which leads directly to London as well as the extensive motorway network of the East Midlands.

FLOOR PLANS

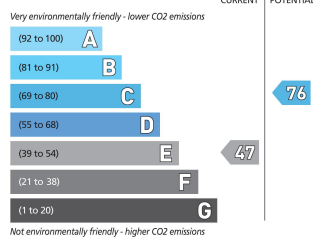


ENERGY GRAPHS

Energy Efficiency Rating



Environmental Impact Rating



ADDITIONAL INFORMATION

LOCAL AUTHORITY South Norfolk District Council

AGENTS NOTES Oil Central Heating, Mains Water, Private Drainage

The floor plans are for illustrative purposes only. All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. © Unauthorised reproduction prohibited. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine and Country or Norfolk Country Properties has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

LOCATION

Postcode for satellite navigation NR9 4DL



Directions

From Norwich follow the B1108 Watton Road. Upon reaching Barford take a right hand turn into Cock Street, at the first junction turn left signposted Barnham Broom. Continue through Barnham Broom and Brandon Parva and approximately half a mile later after a series of sweeping bends fork left signposted to Yaxham.

After approximately 300 yards turn left at the crossroads onto Stone Lane. Continue past The Old Rectory on your right then after a further 350 yards and directly opposite a single mature oak tree can be found the drive which leads to Hill House Farm.

To arrange a viewing of this property please contact

Norwich Office - 7 Bank Plain, Norwich NR2 4SF

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