



Hastings Hall The Street  
Tibenham  
NR16 1QA

twgaze





Guide Price £1,000,000





- GUIDE PRICE £1,000,000 - £1,100,000
- Grade II listed Tudor Home
- Six Bedroom
- Set in 1.32 Acres
- Exposed Beams and character features
- Tennis Court and Swimming pool
- En suite to main bedroom
- Luxury bathroom
- Home gym with field views

**GUIDE PRICE £1,000,000- £1,100,000**

The Location

Location Tibenham is situated in the heart of the beautiful south Norfolk countryside. Within the village there is a public house and the nearby village of Bunwell has a thriving local shop and butchers. A little further afield are the market towns of Wymondham (10 miles) and Diss (7 miles) both of which are well served and with Diss providing a commuter rail service to London Liverpool Street in around 90 minutes. At Wymondham, the nearby A11 is a dual carriageway with key destinations such as Norwich, Cambridge and Stansted airport within easy reach. The regional city of Norwich, around 16 miles to the north east is the cultural, retail and business centre of East Anglia with an international airport on the north side of the city. The surrounding countryside and lanes are ideal for walkers and cyclists. Tibenham combines the benefit of a peaceful village setting with convenient access to wider amenities.



The Property

A Magnificent Tudor Family Home Set in Stunning South Norfolk Countryside. This impressive six-bedroom, Grade II Listed, detached home is nestled in the heart of the idyllic South Norfolk countryside, within the charming village of Tibenham. Once owned by the Bishop of Bury St Edmunds and later by Lord Hastings, Earl of Pembroke, the property boasts a rich historical heritage. The house is set back from the village church and occupies 1.32 acres of beautifully maintained grounds, which include a swimming pool and tennis court, offering both privacy and recreational opportunities. The property retains many original Tudor features,



including exposed timber framing and distinctive jettied, adding to its undeniable charm. In the 1980s, additional accommodation was added, including a double garage and an expansive family wing, further enhancing the versatility of this elegant home. The heart of the house is the generous reception room, featuring a large inglenook fireplace and a Charles I crested back plate, offering a warm and welcoming space for both entertaining and family gatherings. A spacious kitchen, formal dining room, and home gym with picturesque field views provide further excellent living spaces. The main house offers a luxurious master bedroom with an en suite shower room, along with three additional bedrooms and a family bathroom, all showcasing beautiful exposed timbers and period character. A further two bedrooms and a bathroom are located in the more recent addition above the garage, providing ideal guest or family accommodation. With its unrivaled combination of historical significance, architectural beauty, and stunning grounds, this is a rare opportunity to acquire a truly unique family home in one of Norfolk's most desirable locations.

#### The Outside

Hasting Hall can be accessed via two driveways both leading to a large parking area and double garage. This exceptional property is positioned to take full advantage of its breathtaking views, offering a stunning panorama of the expansive garden, mature trees, and open fields to the boundary. The beautifully landscaped grounds are complemented by a private tennis court, securely enclosed with a high fence, and a luxurious swimming pool featuring a raised decked area—perfect for alfresco dining and entertaining. This combination of outdoor amenities creates a private oasis ideal for both relaxation and social gatherings.

#### Freehold

#### Service

Mains electric, main water, sewage treatment plant and oil fired central heating

#### what3words

Property - popping .classic.shook

Start of the driveway is -lucky.headlight.bulldozer

Viewing Strictly by appointment via Twgaze

Ref 2/19835



















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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

