



THE STORY OF
White Hall

Saham Toney, Norfolk

SOWERBYS



THE STORY OF

White Hall

Saham Toney, Norfolk
IP25 7HB

Approx. 10.5 Acre (STMS) Plot

Grade II Listed Main House and Barn
Dating back to the 17th/19th Century

Private Driveway

Multiple and Versatile Reception Rooms

Six Bedrooms and Three Bathrooms

Multi-Purpose Games Room

Vast Amount of Outbuildings and Barns

Potential to Improve and Develop

Popular Village

Easy Access to Amenities

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Set at the end of a long, private driveway and tucked away within approximately 10.5 acres (STMS) of grounds, White Hall is a home that delivers both on presence and potential. This striking Grade II listed residence, full of heritage and charm, offers the rare balance of timeless character with the space and versatility required for modern living.

From the moment you arrive, the setting is one of quiet privacy. The house sits comfortably within its expansive plot, surrounded by open grounds and a collection of traditional outbuildings and barns that lend themselves to a range of uses - whether practical, recreational or business-oriented. This is a property that feels entirely self-contained; a home that provides not only shelter, but freedom.

White Hall is as impressive in scale as it is in setting, offering over 4,000 square feet of living accommodation. The layout has been shaped with both family life and entertaining in mind. The generous kitchen-dining room is a natural gathering point, designed for everything from everyday meals to special occasions. Flowing off the main hallway are three spacious reception rooms, each with their own character offering space for social connection, work-from-home arrangements, or simply a quiet retreat at the end of the day.

Original features blend subtly with character features throughout, creating a home that feels established yet welcoming. The presence of a cellar, pantry, utility room, and boot room adds to the practicality, making day-to-day life feel effortless, even in a home of this size.

The accommodation continues across two further floors, with six bedrooms, three bathrooms, and a multi-purpose games room, offering flexibility for growing families, multi-generational living, or visiting guests. Each room enjoys its own outlook across the grounds, reinforcing the sense of space and calm that runs through the entire property.





Stepping outside, the scope of the land quickly becomes clear. A Grade II listed block of five traditional barns provides a variety of storage and garaging options, aided by the open-fronted steel barn, both offering potential for further development, subject to planning permissions.

Whether you're looking for workshop space, equestrian facilities, creative studios or even a holiday let conversion project, the infrastructure is already in place to support your vision.

And while the home offers remarkable privacy, it remains conveniently located - just a short drive from the centre of Watton, where a full range of shops, services and amenities can be found. For those seeking the quiet of the countryside without giving up connection to the essentials, White Hall delivers.

Whether you're drawn to the peace of rural living, the potential for creative or commercial projects, or simply the space to live and grow freely, White Hall is a property that opens up a world of opportunity, all within a beautifully preserved historic frame.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Saham Toney

A TRUE SENSE
OF COMMUNITY...

A true sense of community is found at ‘The Old Bell’, a fantastic local pub within the beautiful Norfolk village of Saham Toney. Located in the heart of Breckland, Saham Toney is surrounded by picturesque countryside with many enjoyable areas to explore. The village also has a Church of England Primary School.

The Church of St George is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, a gift from the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864. A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year, with a small bar available for members and their guests.

The village is also home to Saham Mere, a beautiful natural mere rich in wildlife and offering a peaceful setting for a leisurely stroll or quiet reflection. This tranquil spot adds further to the rural charm of Saham Toney.

Less than two miles away is the popular market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre. Just outside the town, Loch Neaton — believed to be England’s only loch — provides a stunning location for a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the setting of the children’s tale Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with a driving range set in 100 acres of parkland.



Note from Sowerbys



“The house sits comfortably within its expansive plot, surrounded by open grounds and a collection of traditional outbuildings and barns.”



SERVICES CONNECTED

Mains electricity and water. Drainage to cesspool. Oil fired central heating. Property benefits from BT Full Fibre Network.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///rephrase.ignites.urge

These particulars and measurements 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 this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

