



THE STORY OF

Hall Farm Cottage

Matlaske, Norfolk

SOWERBYS

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Hall Farm Cottage

The Street, Matlaske,
Norfolk, NR117JB

Grade II Listed Farmhouse

A Glimpse of a Bygone Era

Dating Back to the 16th Century

Of Local Historical Significance

Meticulously Restored Over Many Years

Featured in Country Living in 1989

Discreet & Private Setting

Idyllic Village Location

Formalised Gardens

Collection of Supporting Buildings

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“... Hall Farm Cottage became a labour of love.”

Step into History: Hall Farm Cottage:

Experience the charm of centuries past at Hall Farm Cottage, a Grade II listed treasure nestled in the quaint village of Matlaske. Dating back to the late 16th century, this Elizabethan farmhouse boasts a timeless allure, showcasing a unique blend of timber frame construction and brick exterior.

Preserved Elegance:

Hall Farm Cottage proudly maintains its original features and layout, offering a glimpse into a bygone era. Step inside to discover a central chimney breast with a ‘baffle’ entrance, flanked by spacious rooms on either side. Additional service rooms at the east end include a buttery and dairy on the ground floor, with a cheese and apple loft above. At the west end, a refined parlour awaits, with a solar above—a layout typical of the period and exemplary vernacular design.

A Testament to Prosperity:

Once the home of an Elizabethan Yeoman, Hall Farm Cottage reflects a prosperous past. In the 17th century, the tenant farmer raised the roof of the property, signalling both status and practicality. This expansion accommodated extra farm workers, showcasing the owner’s success and ambition to modernise.

Transitional Brilliance:

Described as ‘transitional’ Hall Farm Cottage bridges Tudor tradition with evolving architectural innovations. The inclusion of a central chimney breast marked a significant improvement, enabling the construction of a first floor and the enhancement of end service rooms and the solar.

Restoration and Reverence:

Purchased by John and Wendy Riches in 1987, Hall Farm Cottage became a labour of love. Recognising its historical significance, John embarked on a restoration journey, engaging local craftsmen, historians, and authorities to preserve its integrity. Through meticulous planning and dedication, the cottage was returned to its purest state, maintaining its essence while accommodating modern comforts.

Living Heritage:

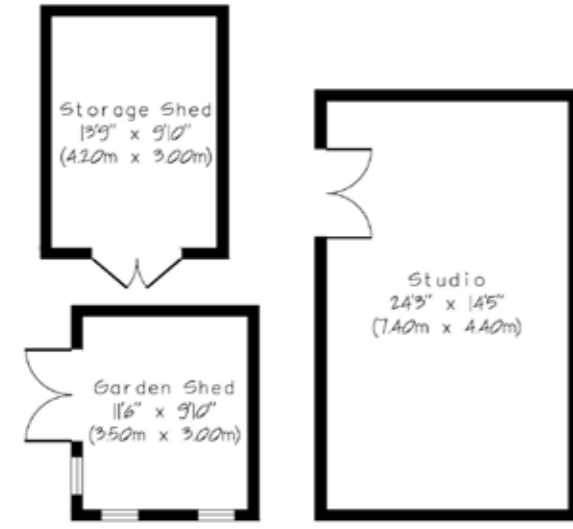
Today, Hall Farm Cottage stands as a testament to the passion and dedication of its owners. A fusion of aesthetic sensibilities, history, and craftsmanship, it offers a living environment where past and present converge. Explore the echoes of centuries past and create your own memories in this timeless sanctuary.



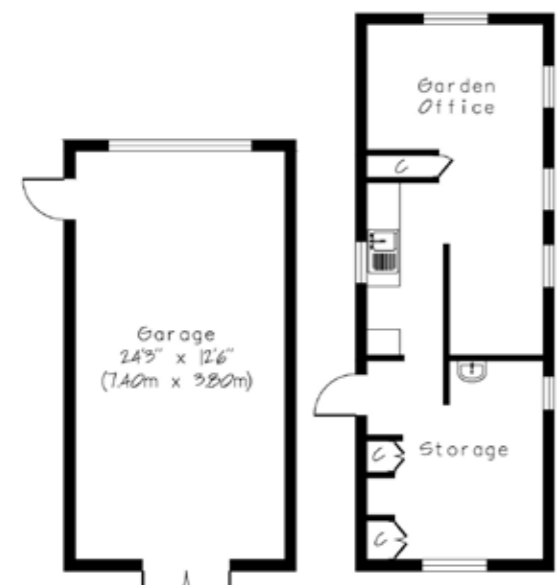




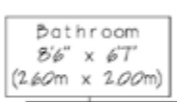




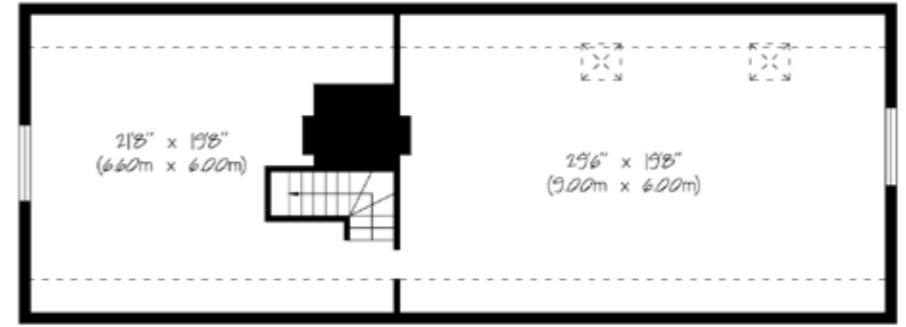
- Outbuildings comprise:
- garden office (electricity, heating and Wi-Fi)
 - studio space (electricity)
 - large garage (electricity)
 - garden shed (electricity)
 - storage shed



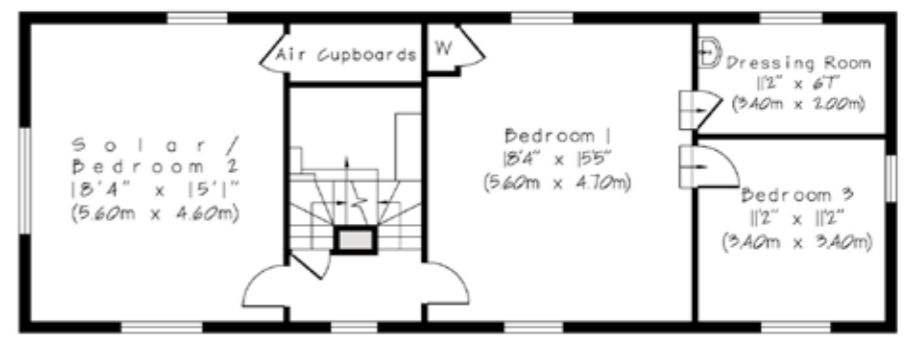
Outbuildings
Approximate Floor Area
1297 sq. ft
(11482 sq. m)



Ground Floor
Approximate Floor Area
1046 sq. ft
(9722 sq. m)



Second Floor
Approximate Floor Area
901 sq. ft
(83.70 sq. m)



First Floor
Approximate Floor Area
901 sq. ft
(83.70 sq. m)

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.



ALL THE REASONS

Matlaske

IS THE PLACE TO CALL HOME



Matlaske, nestled in the picturesque county of Norfolk, England, is a quaint and charming village that captures

the essence of rural tranquility. Surrounded by undulating landscapes, Matlaske is characterised by its idyllic countryside setting, dotted with historic cottages and surrounded by lush green fields. The village retains its timeless appeal with traditional flintstone buildings, adding to the quaint charm that defines Norfolk's architectural heritage.

With a population that embodies the warmth and friendliness typical of rural communities, Matlaske offers a peaceful retreat from the hustle and bustle of urban life. Visitors can explore the network of footpaths that meander through the surrounding countryside, providing a glimpse into Norfolk's rich natural beauty. Whether strolling through the village lanes or enjoying the hospitality of the local establishments, Matlaske invites both residents and visitors alike to experience the unhurried pace of rural living in the heart of Norfolk.



Note from the Vendor



“...fusion of aesthetic sensibilities, history and craftsmanship...”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and broadband connectivity. Electric heating. Drainage via septic tank.

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: ///coil.december.normal

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.

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