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COAST & COUNTRY LIVING

Finer Details



Norfolk Country Estate

7 large bedroom suites with en-suites and dressing rooms

Large modern open plan kitchen with dining and sitting area

Library & study

Morning room

Large sitting room

Ballroom with woodburner

Dining room with woodburner

Gym

Octagonal Folly House



Weston Hall is a magnificent Grade II-listed Edwardian moated Manor House set in well-kept grounds of almost 20 acres. Rarely does a Country Estate of this calibre come to market in such a good village location and would lend itself as both a family home and as a business. The current owners have implemented a program of restoration, including building a large kitchen/ dining/ living room with views out over the spectacular grounds, as well as interior decoration throughout

Having been built in 1338 by Sir Peter De Tye, the notable Roockwood family moved in in 1558 whose coat of arms can be seen on the outside of the building, the property is full of period features you would expect.

Ideally situated only a 30-minute drive to the North Norfolk Coast, including the popular Greshams School, as well as a 15-minute drive into Norwich and its international Airport.



Weston Hall is a fine country estate set in the Wensum Valley in Norfolk, with a fascinating history and is even mentioned in Pevsner's Buildings of England series. Its Grand Facade cannot fail to impress with its beautiful stained glass mullioned windows and moated entrance that flows into the lake.

As I approach the imposing entrance of Weston Hall with its large cast-iron gates, I'm intrigued to see what lies behind them, and I'm not disappointed! Through the entrance, down the long drive and over the bridge, Weston Hall stands majestically as a fine example of an Edwardian Manor House that offers so much in terms of space and opportunities.

Entering through the porch and the heavy door into the entrance hall with its sweeping staircase, I'm immediately aware of how light and well-designed the property is; it's clear the owners have put a lot of love and expertise into creating an amazing home. Turning left from the entrance hall, I enter the morning room with its beautiful panelled designs on the walls and period fireplace. This room has a real sense of calm with views out over the front of the property and all the period features you would expect from a Manor House.





From the morning room, I walk through to the dining room. I'm greeted by a crackling fire in the huge fireplace, and what a room this is. From its beamed ceilings to the windows that overlook the extensive grounds, there is so much space to enjoy. The dining room flows nicely to the drawing room, with the main focal point being the period fireplace. This is a lovely room to unwind and spend family time together. The owners have had many happy times hosting family meals and gatherings. It's clear that they have loved living at Weston Hall and the lifestyle it offers.







The owners have designed and built the most amazing kitchen/dining/sitting room onto the Hall, which flows nicely from the dining room and library. This space is fantastic for modern family life and encompasses everything you would expect from a home of this standard. No expense has been spared, from the quality units and worktops through to all the white goods you could desire, it's clear that a lot of time is spent in this room. Multi-aspect windows allow lots of light, whilst double doors open out onto the patios from the kitchen and sitting areas, making this the perfect place to enjoy outside eating and entertaining.

What a wonderful place to gather and spend time together.







Back out into the entrance hall I turn right and enter the room known as "The Bond Room". This quirky room was designed with the man himself in mind its current owners inherited this room from its previous owners, with its sunken feature stone fireplace and multi-aspect windows making this a fun space and could be used as a snug or games room.

Further down the hall and I pass through a room that's currently used as a gym but could have multiple uses as well a a downstairs WC to my right.



Next comes the Ball Room, this huge space could have multiple uses and you will need to see it to understand the scale and opportunities this presents, at present it is used as a games room and living area, The room has many period features including an original fireplace that gives this large room a focal point with a raised garden room just off to one side of the ball room making this the perfect spot for bands or entertainers to preside over parties.















To the front of the property, you have a grand entrance with parking for several vehicles.

The land and gardens of Weston Hall are a particular feature, being well-established and well-kept by the present owners. The land consists of just under 20 acres in total, with a large lake featuring a raised covered seating area to enjoy the wildlife that resides on the water.

There are so many different areas of the garden to enjoy, including wooded areas and wild planting areas, which are so important for wildlife. The land slopes down to the River Wensum that flows through the grounds, perfect for anyone who enjoys watersports. A new tennis court has been installed, which is a welcome addition, as is the charming folly that overlooks the river. This could easily be converted to guest accommodation or a home office.

With such a vast property, I would urge that a viewing is essential to understand what an opportunity Weston Hall presents.









GROUND FLOOR

Total approx area:
607 sq. m
6534 sq. ft.



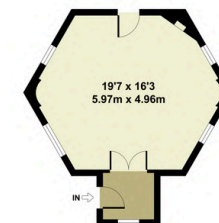
SECOND FLOOR

Total approx area:
213 sq. m
2291 sq. ft.



FIRST FLOOR

Total approx area:
323 sq. m
3477 sq. ft.



THE FOLLY GROUND FLOOR



THE FOLLY FIRST FLOOR

Total approx area:
51 sq. m
549 sq. ft.