



Filby Hall Main Road,, Filby, NR29 3HN

Guide Price £1,650,000

- GRADE II LISTED
- ATTRACTIVE VILLAGE LOCATION
- CLASSIFIED USE CLASS C2 RESIDENTIAL INSTITUTIONS
- TWO SEPARATE ADJOINING COTTAGES
- 3.35 Hectares (8.28 Acres)
- SUITABLE FOR RE-DEVELOPMENT (STP)

Filby Hall Main Road,, Filby NR29 3HN

For sale on behalf of the Liquidators:

A Grade II listed building set in the charming village of Filby, near Great Yarmouth, Norfolk. With origins dating back to the mid-18th century this property has a rich history. The property offers an expansive layout, featuring eight bedrooms, a billiard room, two spacious reception rooms overlooking the gardens, a kitchen diner, utility room, larder, two offices, three attic rooms, and a cellar with two store rooms. Additionally, the estate includes two adjoining three bedroom cottages, which remain as residential dwellings, adding further versatility to this exceptional property.



Council Tax Band: H



DESCRIPTION

Arnolds Keys are delighted to offer Filby Hall, a Grade II listed building set in the charming village of Filby, near Great Yarmouth, Norfolk. With origins dating back to the mid-18th century this property has a rich history. The property offers an expansive layout, featuring eight bedrooms, a billiard room, two spacious reception rooms overlooking the gardens, a kitchen diner, utility room, larder, two offices, three attic rooms, and a cellar with two store rooms. Additionally, the estate includes two adjoining three bedroom cottages, which remain as residential dwellings, adding further versatility to this exceptional property.

Architectural Heritage

Filby Hall's architectural style reflects the prevailing tastes of its formative periods. The mid-18th century origins showcase Georgian influences, characterised by symmetry, classical proportions, and a sense of order.

The exterior of the hall is constructed of traditional materials such as red brick, with contrasting stone and stucco dressings. The roof is slated and tiled, adding to the building's character. The windows, in most of the rooms are sash windows which contribute to the overall aesthetic and allowed ample natural light into the interior spaces.

Gardens & Grounds

Filby Hall is set within approximately 8.28 acres of private gardens and mature woodland. The walled gardens, date back to the 18th century, are a significant feature. The mature woodland surrounding the hall provides a natural backdrop and enhances the sense of privacy and seclusion. The combination of formal gardens and informal woodland creates a diverse and appealing landscape that complements the architectural character of the hall.

Today, Filby Hall stands at a crossroads, offering a unique opportunity for redevelopment. Its historical significance, architectural merit, and extensive grounds make it a highly desirable property. The hall could be restored to its former glory as a private residence, becoming a cherished family home once again. Alternatively, it could be reimagined for other purposes, such as a boutique hotel, a corporate retreat, or a wedding venue. The potential is vast, subject to planning permission and the vision of its new owners.

Filby Hall Listing NGR: TG4681013404
<https://historicengland.org.uk/listing/the-list/list-entry/1227785?section=official-list-entry>

Garden Wall listing NGR: TG4681013404
<https://historicengland.org.uk/listing/the-list/list-entry/1216592?section=official-list-entry>

LOCATION

Filby is an attractive village located approximately 20 miles east of Norwich, and 6 miles north of the seaside town of Great Yarmouth. The property occupies a prominent position on the road connecting Fleggburgh and Caister-on-Sea, placing it at the heart of the village. Filby itself is within the Broads National Park, an area known for its waterways and protected wildlife.

Access to the property is via the A1064 (Main Road), which ensures straightforward connectivity to local amenities and nearby towns. The road links Filby to neighbouring villages and provides a convenient route for reaching both the coastline and the city of Norwich.

ACCOMODATION

We have measured the Filby Hall in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Filby Hall
Ground Floor 302.82m² or 3,259 sqf
First Floor 248.75m² or 2,678 sqf
Second Floor 50.85m² or 547 sqf
Total GIA 602.42m² or 6,484 sqf

We understand the cottages have approximate Gross Internal Areas (GIA) as follows:

Cottage 1
Ground Floor 38.00m² or 409 sqf
First Floor 38.00m² or 409sqf
Total GIA 76.00m² or 818sqf

Cottage 2
Ground Floor 50.59m² or 548 sqf
First Floor 50.59m² or 548 sqf
Total GIA 101.90m² or 1,096 sqf

AGENTS NOTES

Freehold
Mains drainage
Electricity connected
EPC - Filby Hall: C / Cottage 1: E / Cottage 2: E



Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

