



THE STORY OF
Hall Farmhouse
Boughton, Norfolk

SOWERBYS



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Hall Farmhouse

The Green, Boughton, Norfolk
PE33 9AF

Six Double Bedrooms with Two En-Suites

Multiple Reception Rooms and
Selection of Outbuildings

Juliet Balconies, Perfect for Enjoying Field Views

Rich Tapestry of Outside Spaces

Plot of Approximately One Acre (STMS)

Picturesque Village Location

Easy Commute to Ely and Cambridge for
a Selection of Excellent Private Schools

Direct Train Line to London King's Cross

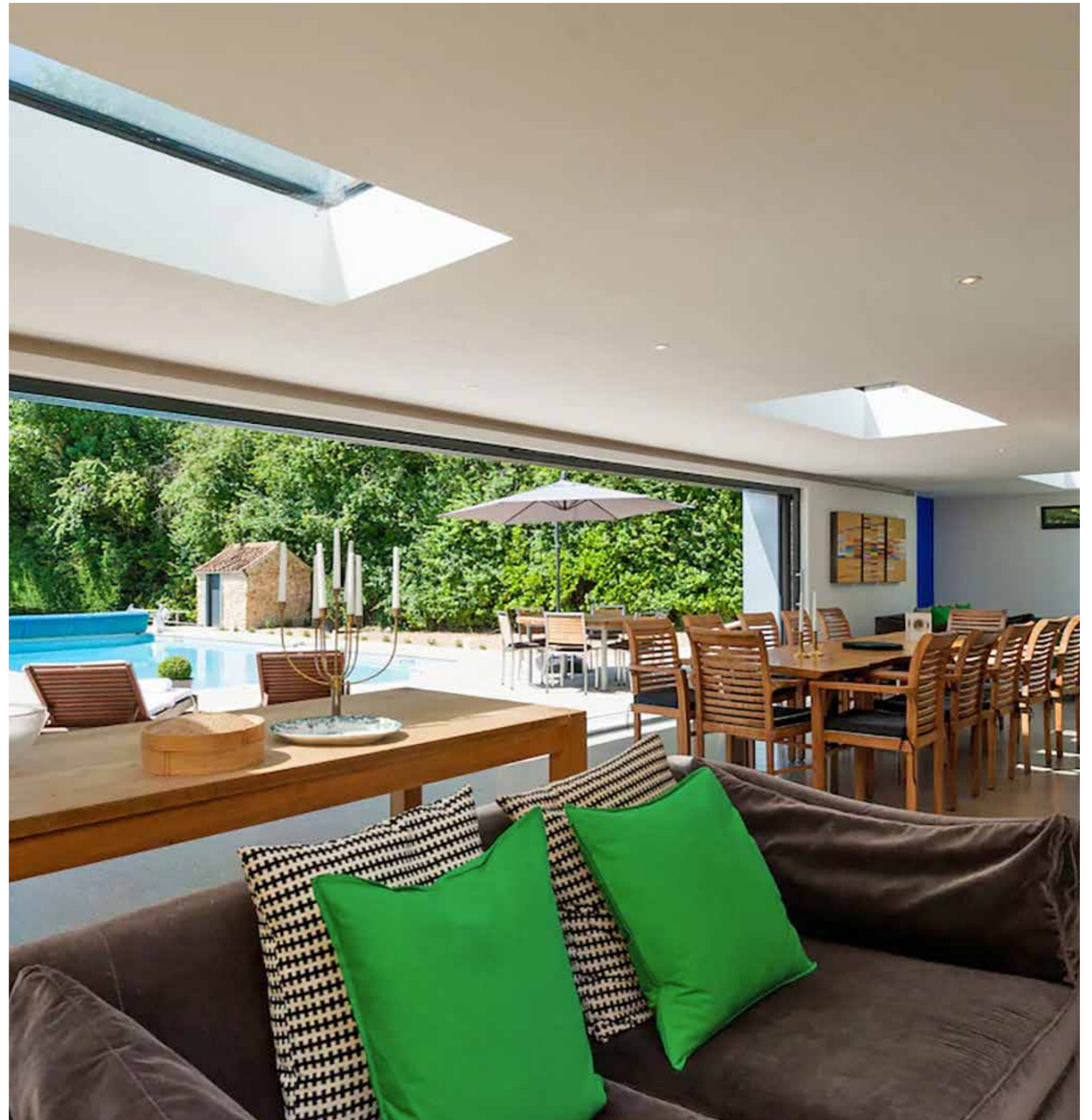
Outdoor Swimming Pool Heated via Air Source
Heat Pump, Allowing for Year Round Use

Plans Available for Further Development, for
Multi-Generational Living Potential (STPP)

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Welcome to Hall Farmhouse, a stunning home in a desirable rural village, offering serene views of the village pond and expansive fields. This property epitomises the charm and tranquillity of Norfolk country living. Purchased 16 years ago, the farmhouse has been transformed through careful refurbishment, blending traditional architectural charm with modern design to create a luxurious and versatile living space.

The property's presence is evident as you approach via a sweeping carriage drive, with elegant elevations enhanced by lush greenery. Situated on a generous one-acre plot (STMS), Hall Farmhouse provides ample space for outdoor enjoyment and relaxation.

Inside, the ground floor features a series of well-appointed reception rooms. The snug, with its cosy log burner, offers an intimate space for relaxation, whilst the sitting room, boasting an impressive feature fireplace, is ideal for unwinding. The formal dining room, along with practical utility and boot rooms, ensures the home remains organised and functional. There is one ground-floor bedroom, served by a shower room, offering flexibility for guests or family.

The highlight of Hall Farmhouse is the open-plan kitchen, dining, and family room - the beating heart of this home. Bathed in natural light from skylights and the sliding glass wall, this space seamlessly connects the indoors with the outdoors. The sleek kitchen, equipped with top-of-the-line appliances, is perfect for both everyday cooking and entertaining. The sliding glass "wall" is an excellent feature of the property, which when opened completely disappears into a hidden cavity, giving uninterrupted access to outside. This leads to an outdoor entertainment area, featuring a spacious patio, lawn, pool, and several outbuildings including a barn, coach house, and double garage.

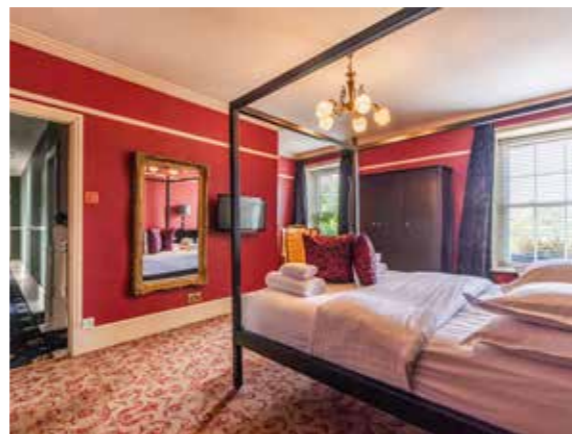
Upstairs, the home continues to impress with five additional double bedrooms. Two of these bedrooms feature Juliet balconies, allowing you to fully appreciate the stunning views of the surrounding countryside. The principal bedroom is a true retreat, complete with its own en-suite bathroom featuring both a separate bath and shower. Another bedroom also boasts an en-suite, while all bedrooms have access to a beautifully appointed family bathroom with a free-standing bath and separate shower.

Outside, Hall Farmhouse offers a rich tapestry

“Our clients have owned and enjoyed this truly special property for 16 years.”

of outdoor spaces, meticulously maintained and enhanced by mature trees, providing privacy and a peaceful atmosphere. The outdoor areas are perfect for family gatherings, entertaining guests, or simply enjoying the natural beauty that surrounds you.

Hall Farmhouse is a truly unique and special property. Whether you're looking to continue its success as a holiday let or create your own private sanctuary, this property offers an exceptional opportunity to experience the very best of Norfolk country living. There is even potential for further development, for excellent multi-generational living (STPP).





First Floor
 Approximate Floor Area
 1,571 sq. ft.
 (145.96 sq. m)



Ground Floor
 Approximate Floor Area
 2,404 sq. ft.
 (223.55 sq. m)



Workshop
 Approximate Floor Area
 853 sq. ft.
 (79.20 sq. m)



Outbuildings
 Approximate Floor Area
 1,074 sq. ft.
 (99.20 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.

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Boughton

A HIDDEN GEM
IN WEST NORFOLK



A picturesque village steeped in history and community spirit. Experience the charm of an award-winning parish, perfectly situated near the heart of East Anglia.

Boughton is a quaint civil parish located 44.4 miles west of Norwich, 15.1 miles south-southwest of King's Lynn, and 97.7 miles northeast of London. The nearest town, Downham Market, lies just 7.3 miles to the east, and has an incredible selection of independent bakers, cheese shops, restaurants, cafes, boutiques and bookshops.

This charming village sits north of the A134, connecting King's Lynn to Colchester. For those seeking public transport, Downham Market railway station is the closest, offering a commute time of approximately 20 minutes to Ely, 40 minutes to Cambridge, and 90 minutes to London King's Cross, all via direct routes.

Nearby King's Lynn, perched on the River Ouse, is a town rich in history. King Street, a historic thoroughfare once known as 'Stockfish Row,' was praised by Sir John Betjeman as one of England's finest walks. The town's Georgian architecture and The Walks, a Grade II listed park, offer a glimpse into the past. Families often gather here for leisurely walks and events, enjoying the stunning views and historic charm.



SERVICES CONNECTED

Mains water and electricity. Drainage via a private treatment plant. Oil-fired central heating. Outdoor pool heated via air source heat pump.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///tactical.backward.comedians

AGENT'S NOTE

The property is situated within a conservation area. The property being offered for sale currently forms part of a larger title and will be portioned off during the conveyancing process.

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

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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