



THE STORY OF  
**Hall Farmhouse**  
*Boughton, Norfolk*

**SOWERBYS**





THE STORY OF

# 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

Total Plot Exceeding 8 Acres (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)

---

**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)









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, with the house and its outbuildings set on an established plot of approximately one acre (STMS). Beyond this, an additional 7.38 acres (STMS) of expansive grounds not only enhance the home's former farmhouse heritage but also provide endless possibilities, whether for equestrian use, rewilding, or simply enjoying the freedom of space and privacy.

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 undeniable as you approach via a sweeping carriage driveway, with elegant elevations enhanced by lush greenery and uninterrupted rural vistas. Set on a generous one-acre plot (STMS), plus its additional land, Hall Farmhouse offers an idyllic countryside retreat with breathtaking far-reaching views.

Inside, the ground floor features a series of well-appointed reception rooms. The snug, with its cosy log burner, offers an intimate space to unwind, while the sitting room, boasting an impressive feature fireplace, is ideal for relaxation. The formal dining room, along with practical utility and boot rooms, ensures the home remains organised and functional. A ground-floor bedroom served by a shower room adds flexibility for guests or multi-generational living.



At the heart of Hall Farmhouse is the expansive open-plan kitchen, dining, and family room—the beating heart of the home. Bathed in natural light from skylights and a sliding glass wall, this space effortlessly blends indoor and outdoor living. The sleek, well-equipped kitchen is perfect for both everyday cooking and entertaining. The fully retractable glass wall provides uninterrupted access to the outdoor entertaining area, which includes a spacious patio, lawn, pool, and several versatile outbuildings—among them a barn, a coach house, and a double garage.





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

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

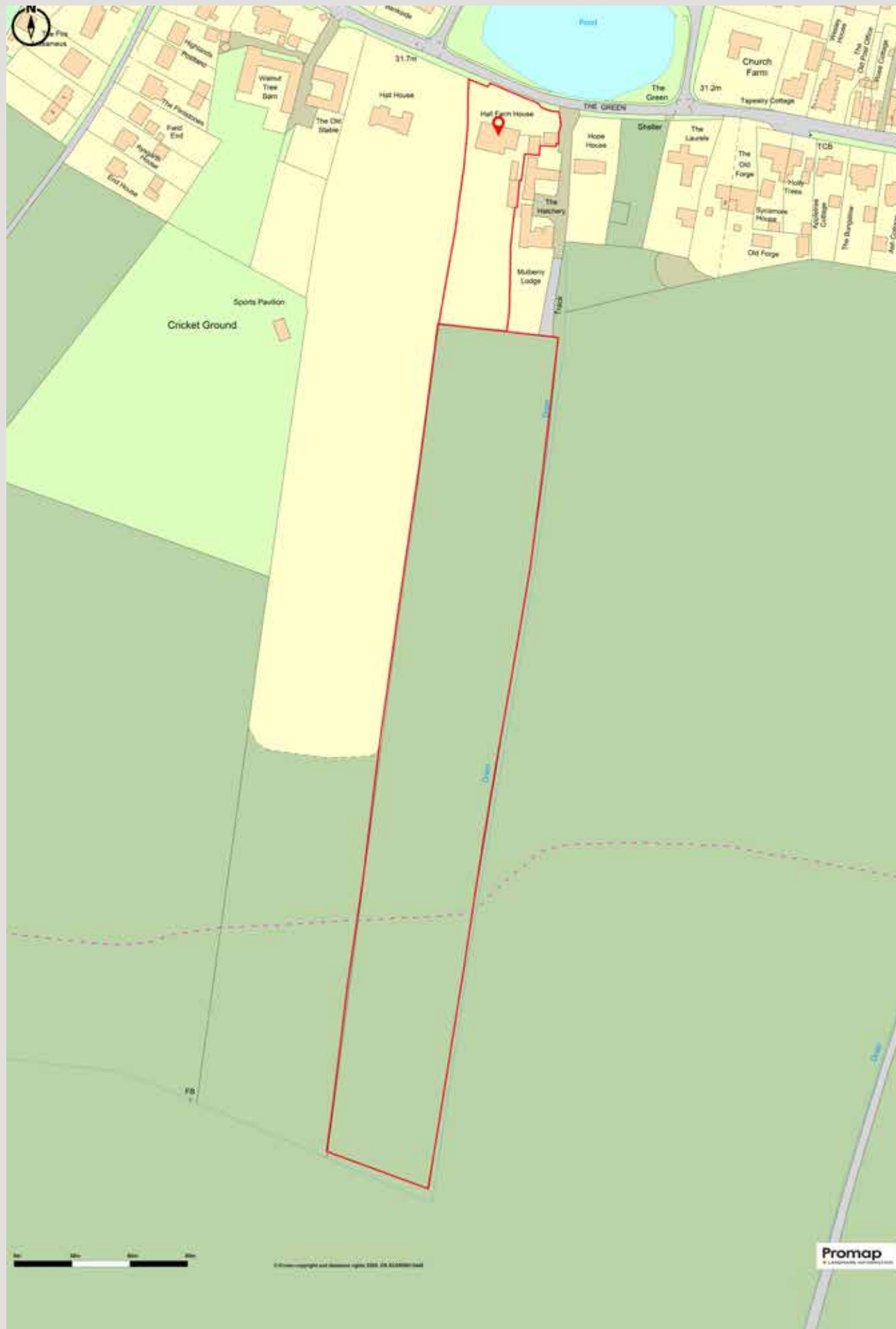
Beyond the main house, Hall Farmhouse’s incredible outdoor offering truly sets it apart. The additional 7.38 acres (STMS) offer immense potential—whether for smallholding pursuits, equestrian facilities, or simply as a haven of open countryside. Mature trees and carefully designed landscaping ensure privacy and a peaceful ambience, perfect for family gatherings, entertaining, or simply soaking in the beauty of nature.

Whether you’re looking to continue its success as a holiday let or create your own private countryside retreat, Hall Farmhouse offers an extraordinary opportunity to embrace the very best of Norfolk country living. With potential for further development (STPP), this is a rare and remarkable property that must be seen to be truly appreciated.









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 2023 | [www.houseviz.com](http://www.houseviz.com)

# 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

E. Ref:- 2112-2131-0111-3148-5131

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.

Please note, an agreement is to be formed and entered into, allowing the present owners the right of access to the land for the purposes of maintaining and harvesting the remaining crop of trees

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

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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

