



THE STORY OF

Hill Farm House

Feltwell, Norfolk

SOWERBYS



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Feltwell, Norfolk
IP26 4AB

Sympathetically Restored
400-Year-Old Farmhouse

Four Double Bedrooms

Elegant Garden Room

Generous Kitchen-Breakfast Room

Three Reception Rooms with Feature Fireplaces

Grand Entrance Hall with Detailed Tiled Flooring

Two Stylish Family Bathrooms

Detached Annexe with Shower Room

Double Cart Lodge, Single Garage
and Electric Gated Driveway

South-Facing Garden with
Patio and Lawned Areas

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Our favourite spot in the house is the garden room as it looks into the snug (the oldest part of the house) and feels like a part of the garden with the all day sun.

Tucked away on the northern edge of the charming village of Feltwell, Hill Farm House is a property that instantly captures the heart. A masterclass in sympathetic restoration, this magnificent family home weaves its historic past into modern living, offering a rare blend of character, comfort, and charm.

Believed to date back over 400 years and once two separate dwellings—including a former Methodist Minister's residence—Hill Farm House now stands as a substantial, unified home. Its origins are proudly showcased through original oak beams, flint and chalk walls, and a variety of fireplaces—from grand inglenook hearths to intricate Victorian surrounds—all seamlessly paired with stylish, modern enhancements.

From the moment you step into the grand entrance hall, with its intricate tiled floor and elegant staircase, you're met with a warm sense of history and hospitality. Lovingly updated by its current owners since 2006, the home has been thoughtfully enhanced in both form and function.

A trio of beautiful reception rooms offers flexibility for every season and occasion. Whether hosting in the formal dining room or enjoying a peaceful retreat by the fire in the snug, every space feels considered. The showstopper, however, is the breathtaking garden room—with vaulted oak beams and doors opening onto the rear terrace, it's filled with natural light and invites you to linger.

At the heart of the home is a spacious kitchen-breakfast room—a nod to the property's farmhouse roots—with plenty of room to gather, cook, and connect. It retains its rustic charm while delivering the open-plan flow ideal for contemporary life.

A basement, accessed via the snug and currently used as a wine cellar, adds a further layer of character and practicality to this exceptional home.



We love how rustic, yet homely and comfortable it has been for us. Every room is different!





Upstairs, four double bedrooms each have their own story to tell. All are generous, bright, and brimming with character, while two beautifully appointed family bathrooms—each with a separate bath and shower—serve the household with both style and ease.

Beyond the main house, a detached annexe offers its own private sanctuary, complete with a shower room—ideal for multigenerational living, a creative studio, or guest accommodation. There is also a double cart lodge and a single garage for practical convenience.

Outside, the grounds wrap gently around the home, with a south-facing garden that captures the sun all day long. Meandering lawns, private terraces, and mature planting offer an idyllic setting for both relaxed mornings and lively summer gatherings. The rear garden also benefits from a pop-up irrigation system, keeping the landscape lush and vibrant with ease. At the front, a carriage driveway framed by electric gates provides a most impressive and secure welcome.

Situated just a few miles from Brandon station, Hill Farm House offers the best of both worlds—peaceful village life with excellent transport connections. A stroll around Feltwell reveals a wealth of local history and countryside walks, while nearby attractions such as Lynford Arboretum offer the perfect escape for family outings or dog walks.

This is more than just a house. It is a story: rich, characterful, and lovingly written. A true forever home.



We are within a very private plot yet situated right in the heart of the village.





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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Feltwell

EMBRACE VILLAGE LIFE WITH
MODERN COMFORTS CLOSE BY

The large village of Feltwell is ideally located for walks or bike rides in picturesque country surroundings. The street known as 'The Beck' was once a river.

The village is incredibly well served, with a convenience store, a Post Office, and numerous shops, as well as two pubs and a Chinese takeaway. With a thriving community, there's a social club and plenty of leisure activities to take part in. Residents also benefit from a primary school, a doctor's surgery, a pharmacy and a vet. The village also has two churches and a Methodist chapel. Unless you want to, there's no need to leave!

Further amenities are available in Downham Market, Ely and Thetford, each within a 30 minute drive. Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line from King's Lynn and Ely into London King's Cross, a growing number of professionals are attracted to the area. It's easy to see the appeal of this central location within easy reach of the wider world, yet enjoying the tranquillity and beauty of the Norfolk and Suffolk countryside.



Note from the Vendor



Entrance Hall

"We would describe our home as beautiful, characterful and cosy."



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating and log burners.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 9155-3049-3204-4775-0200

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: ///wobbles.conspired.sensual

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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