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Hall Farmhouse

Tharston, NR15

“An architectural masterpiece with serious eco credentials in a beautiful countryside setting.”

Samuel Le Good | Partner





Introduction

Striking architecture and stunning views make this four-bedroom home near Norwich a must-view.

Inside

There's nothing ordinary about this architect-designed home, which has been thoughtfully designed with cleverly positioned windows to make the most of its natural light.

The ground floor offers a sitting room, dining room, kitchen/breakfast room, a study, and a large utility room, with four first-floor bedrooms and a family bathroom upstairs.

Outside

Hall Farmhouse is surrounded by around three quarters of an acre of mainly lawned gardens, and has a sweeping driveway which is approached from a private road.

A patio terrace provides the perfect setting for al fresco dining or entertaining and there is also a lovely walled courtyard.





Reception Rooms

The sitting room is both light-filled yet cosy, with windows to three sides and a warming woodburner set into an exposed brick hearth. Scandi-style timber panels make an interesting feature on the ceilings and continue throughout the property, offering a reminder of the property's 1970s heritage without feeling dated.

The dining room is equally as spacious and boasts a vaulted ceiling, impressive feature fireplace, and enough room for a twelve-seater dining table.

Bedrooms and bathrooms

All four bedrooms are located on the first floor. The principal bedroom is particularly luxurious and comes complete with built-in wardrobes and a four-piece en suite. All rooms have fitted wardrobes.

The remaining three bedrooms are served by a family bathroom which is fitted with a bath and shower. There is also an additional wet room on the ground floor.

Features

The striking architectural details really single this out as a one-of-a-kind home, combining dramatic timber panelling and vaulted ceilings with spacious, light-filled living spaces and stunning views.

Practicalities

The kitchen offers plenty of storage and worktop space, and there is an Aga. There is also additional storage space in the utility room.

A small storage area is located to the side of the property, primarily for storing oil tanks, and the well-appointed study is ideal for those who work from home.

There is also a double garage, ample off-road parking and charging ports for an electric car, while some electricity and water heating is provided by solar panels on the roof.

Services

The property is connected to mains services, including water, electricity and equipped with oil-fired central heating and private drainage.

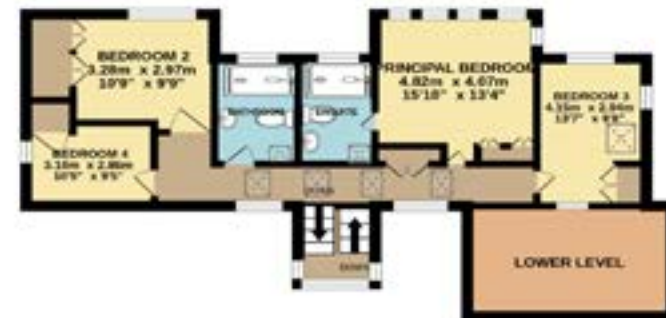
EPC Rating

The energy performance rating for this property is D.

GROUND FLOOR



1ST FLOOR
33.6 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA : 224.0 sq.m. (2411 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Hall Farmhouse is located in Tharston, a small village in South Norfolk. The larger village of Long Stratton is around two miles away and offers several amenities including a small supermarket and several shops.

Families

The eco credentials at this four-bedroom family home could help to keep energy bills lower, and its extensive grounds provide plenty of outdoor space to suit those wanting to get and out about in the great outdoors.

The nearest secondary and primary schools are located in Long Stratton, Hethersett and Wymondham - the latter is around eight miles away and home to Wymondham College, the UK's largest co-educational state boarding and day school and very well-regarded.

Excellent road links are provided by the A140 and A11, both nearby, and the city of Norwich can be reached by car in under half an hour.

Local Authority

South Norfolk Council



Our agent's view

"From the architecture, to the decor, to the views, Hall Farmhouse really does offer something different - in fact, I haven't seen a home quite as unique as this in a long time!"

"Although it was built in the 1970s, it was clearly ahead of its time and has been updated with things like solar panels and car charging points to really move with the times."

"I think it could make a really happy family home or even a rural retreat for the right couple. The views are astounding."

Samuel Le Good | Partner





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Agent's Details



Samuel Le Good | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



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