



Introducing
Hill Farm House
Holkham

SOWERBYS

Upon arrival to Hill Farm House, prospective tenants are immediately welcomed into an entrance hall which leads to the sprawling ground floor accommodation.

Home to a wealth of both cupboard and worktop units, the contemporary fitted kitchen is perfect for those looking to display their culinary skills. The kitchen has space for an electric oven, fridge freezer and a dishwasher. An open plan dining area lends itself for entertainment and reception throughout all times of the day. Beyond the kitchen, prospective tenants will find a separate utility room offering space for both a washing machine and tumble dryer.

Bathed in natural light, the cosy sitting room, complete with an operational wood burner, provides an unrivalled spot for relaxing after a day of exploring the enchanting North Norfolk coastline. The reception space is extended further in the form of a neighbouring dining room. The fourth bedroom within the property is located on the ground floor. This is a generous double room which could alternatively be utilised as an office/study for those working remotely. The ground floor is complete with a cloakroom home to a shower, wash basin and WC.

Stairs located in the entrance hall lead prospective tenants to the first floor bedroom and bathroom accommodation.

The principal bedroom within the property is an extensive double room benefiting from fitted wardrobes. Both the second and third bedrooms are again comfortable double rooms, which allow for all traditional furnishings to share a picturesque coastal aspect. Complimenting the bedrooms, the family bathroom comprises a shower, bath, wash basin and WC.

Externally, the property is approached via a private gravel driveway providing ample parking for up to eight vehicles leading to a single garage with electric supply. Beyond the driveway, prospective tenants will find a brick built outhouse which provides the versatility to be utilised as an office, home gym or even an additional bedroom. The extensive surrounding gardens feature an impressive cart lodge,

multiple outhouses, low maintenance lawns, a raised gravel with decking area and a wealth of mature shrubbery.

Available 15th September on an initial 12 month tenancy.

HOLKHAM

Holkham, on the stunning North Norfolk coast, is famed for its sweeping golden beach, backed by dunes and pine woods, and often ranked among the most beautiful in Britain. At its heart lies the magnificent Holkham Hall, an 18th-century Palladian mansion set within a vast deer park, offering year-round walks, cycling, and events.

The village itself has a charming, unspoilt character, with a welcoming pub, farm shop, and easy access to neighbouring coastal gems such as Wells-next-the-Sea, Burnham Market, and Blakeney. Loved for its wild beauty, abundant wildlife, and timeless atmosphere, Holkham blends natural splendour with a rich heritage, making it one of Norfolk's most treasured destinations.

AGENTS NOTES

Unfurnished

Oil Central Heating

Pets By Negotiation

12 Month Initial Tenancy

Available 15th September

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///woof.trickles.race](https://www.what3words.com/woof.trickles.race)



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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