



Introducing
Hall Farmhouse
Saham Toney

SOWERBYS

Upon entering the property prospective tenants are welcomed into the entrance hallway with stairs leading to the first floor and access to the second reception and kitchen. The kitchen comprises a range of base level units and counterspace ideal for food preparation whilst allowing space for a freestanding cooker and dishwasher.

Leading off the kitchen is a rear lobby/boot room, which includes a large walk-in cupboard for additional storage. A separate utility room provides further space for laundry appliances and offers access to the ground floor WC as well as the rear garden.

The main sitting room is a bright, dual-aspect space, centred around a large fireplace with a working wood-burner. The second reception room is also generously sized, offering flexible living space.

Upstairs, the first-floor landing provides access to four double bedrooms and the family bathrooms. The primary bedroom is a walk-through room to the second bedroom. The third and fourth double rooms are located the other side of the landing. The family bathroom features a bath, walk in shower cubicle, wash basin, WC and airing cupboard housing hot water cylinder. There is a further room which could be used as playroom, office however there is no source of natural daylight.

Outside, the property boasts a generous wraparound garden to the front, along with a private driveway providing ample parking for several vehicles. The property enjoys views over a working farm and neighbouring fields. To the rear, the south-facing garden is fully enclosed and laid to lawn. A patio area between the house and detached outbuildings creates the perfect space for outdoor seating. The former stable block, equipped with power and lighting, offers excellent storage or potential workshop use.

SAHAM TONEY

A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful Norfolk village of Saham Toney. Located in the heart of Breckland, Saham Toney is surrounded by countryside with many enjoyable areas to explore. The village also has a

Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year, there is a small bar for members and their guests.

Less than two miles away is the popular market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

AGENTS NOTE

Unfurnished.

Available now.

Long term let.

Oil central heating.

Pets by negotiation.

The property is located on a working farm.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

LOCATION

What3Words: ///flotation.themes.clocked



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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