



Introducing
Richmond Hall,
Saham Toney

SOWERBYS

A set of elegant automatic gates marks your arrival at this majestic country residence. Opening to a central avenue which is flanked by mature hedging, you're led through lawned gardens to Richmond Hall, the perfect countryside retreat.

The current owners have completely transformed the property, instilling a sense of luxury and attention to detail, whilst retaining some beautiful features. An impressive hand-crafted staircase takes centre stage in the impressive reception hallway and rises to the galleried landing.

Over 4,700 sq. ft. of accommodation includes six reception rooms; there's a space for every occasion. The family room is a large and versatile space where everyone can be together, and quiet evenings are best spent in one of the cosier sitting rooms with a good book or a film.

Classic, shaker style units and a stone-topped central island give the kitchen a sophisticated edge, and dinner parties can spill out from the neighbouring dining room onto the terrace. When you're not entertaining, take a peaceful moment to relax on the terrace and watch the sunset. The wood-panelled study with large full-height window makes an indulgent home office.

The first floor galleried landing provides an impressive view over the grand reception hall and leads out onto the roof terrace. Six generous bedrooms are perfect for accommodating guests or a larger family. The luxurious principal bedroom suite has a dressing room and a recently upgraded bathroom. The en-suite to bedroom two has also benefited from a recent upgrade, and the remaining bedrooms share the four-piece family bathroom.

The formal gardens to the rear of the property enjoy a pleasant south-westerly aspect, and are mainly laid to lawn, with an impressive water feature. Dotted with mature trees, the views are impressive at any time of year, and a seating area is ideal for taking in the beautiful sunsets.

To the side of the house is a two-bay garage with Hormann automatic doors, and a third bay currently in use as a gym. There is a substantial outbuilding with a separate driveway, parking area and gated access from the road.

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.

Oil central heating.

Pets by negotiation.

12 Month Initial Tenancy

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. 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: ///proceeds.pulps.ducks



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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