



Hastings Hall
Tibenham | Norwich | Norfolk | NR16 1QA

LOCATION & LIFESTYLE



This is a location that balances rural serenity with access to amenities, making it ideal for families or professionals seeking a refined country lifestyle. Dating back to the 16th century this six-bedroom Grade II Listed home offers character, space, and privacy to enjoy life to the full, with a tennis court, pool, and decking set in 1.4 acres (stms) close to three market towns and commuter rail and road links.



KEY FEATURES

- Wonderful Grade II Listed, 6-Bedroom Detached Hall House
- Attached Two-Bedroom Annexe (Built in the 1980s)
- Magnificent 40-Foot Lounge with Inglenook Fireplace
- Fantastic Principal Bedroom with Ensuite
- Rewired Throughout (2021) with Oil-Fired Central Heating
- Double Garage & Ample Parking for Multiple Vehicles
- Private Tennis Court
- Approx. 1.4 Acres of Manicured Gardens
- Walking Distance to a Charming Village Pub

Lovingly maintained and sympathetically updated by the current owners since their purchase in 2021, the home is rich in heritage yet fully prepared for contemporary living. Location & Lifestyle are ticked here, boasting timeless architectural features including exposed beams, leaded windows, and an original inglenook fireplace that anchors the impressive 40-foot main lounge. The property's period charm is tastefully matched with recent futureproofing undertaken in 2021 including the replacement of the oil tank, partial sole plate replacement, refurbishment of the second kitchen and bathroom plus decorating throughout. Combined all this with a cottage feel, yet high ceilings and an air of space, this is a totally unique offering.

Step Inside

The main entrance takes you to a beautiful hallway, with practical tiled floor. Just opposite you step straight into the kitchen with all mod cons and an opening to the dining room, dual aspect with space for a huge table, perfect for relaxed Sunday lunches, a formal supper or of course Christmas dinner. The lighting here is of note, cleverly placed on the central beam it adds such appropriate atmosphere, imagine all the meals eaten here over the history of the home. The dining room has a door to the hallway and another to the magnificent lounge. Over 40 ft in length and cleverly zoned with seating areas, a bar, sympathetic wall lighting, plus the original curved heavy wooden door adding to the historic ambience. This is the favoured spot for the current owners, so cosy in winter with the huge inglenook fireplace yet cool in summer due to the wonderfully thick walls. There is room for hosting en masse or for snuggling down, with just the family, to watch a film together, such a flexible space. Coming back to the main hallway, you find the gym, with double doors to the gardens and field views that stretch away – a great vista when using the cross trainer! Across the internal hall, past the gorgeous cloakroom, is the kitchen area, and the hallway extends the kitchen by way of a quirky under stairs pantry and space for a fridge. The hall also has an integral door to the double garage, so convenient when coming in with shopping on a cold wet night.

Versatile & Unique

This is a home made for bringing people together – ideal for extended family, guests, or home office use, the attached annexe, built in the 1980s, offers flexible, self-contained accommodation featuring double garage, two spacious ground-floor rooms, currently a kitchen and gym (which would make a great lounge), the most elegant cloakroom, two large double bedrooms (one currently used as an upstairs lounge) and a generous bathroom upstairs. This thoughtfully designed space can function independently, with its own access door and private driveway, while remaining connected to the main home and has versatility of use in itself.





KEY FEATURES

The current owners have in the past, lived in the annexe, and rented the main house on Airbnb - providing a solid ancillary income, whether a charming Christmas getaway or summer holiday treat with pool and sports on hand. Equally the home functions well as one unit, with the gym/office a huge benefit plus a spare lounge for teens, for watching the sport and two kitchens. If desired the wall between the hall and main kitchen could be removed to further extend this space and add an island.

Explore Upstairs

Two staircases rise to the first floor. The stairs from the main lounge lead to a large landing and to the dual aspect principal bedroom with gorgeous beams, and eclectic, stylish ensuite. Three further bedrooms, all doubles and again with beautiful beam work, share a stylish family bathroom with bath and rainfall shower, great for bathing little ones or a luxurious soak after a chilly country walk. Stairs from the hallway by the second kitchen lead to two further bedrooms, one currently used as a sitting room, but both cleverly set in the eaves and with a feeling of space and light.

Step Outside

The house is approached from a main tree lined driveway running past the tennis court and pool, setting the scene as you arrive, but also has a second smaller driveway to the wing of the house used as an annexe, maintaining independence and privacy when guests are in residence. Set in approximately 1.4 acres of beautifully maintained gardens, with borders of mature trees, lawned areas, and tranquil spots for outdoor dining or entertaining. The private tennis court enhances the property's country estate feel, making it perfect for both relaxation and recreation. The swimming pool and decking provide further holiday vibes. The pool deck is a wonderful place for a cuppa in the early morning sun, joying peace before the world awakens. The grounds are perfect for garden games, and parties and on occasion the piano has been taken outside for professional use - the owners even enjoyed their wedding after party in the grounds. The current owners love the lack of light pollution, star gazing and listening to wildlife, owls hooting in the dusk and watching regular wildlife visitors including Muntjac deer and rabbits scampering across the lawns. They have grown a variety of fruit and veg in pots, and with plum and greenage trees on site already, market gardeners have a head start and ample space for growing.

On The Doorstep

Tibenhams offers a warm and welcoming community. The community hall hosts various events including harvest suppers and shows, whilst the recently refurbished pub shows major sporting events and hosts live music evenings. The village is home to Norfolk Gliding Club and whether in the skies or on foot dog walking, strolling or out for a run, you can enjoy beautiful vistas and a peaceful atmosphere.





















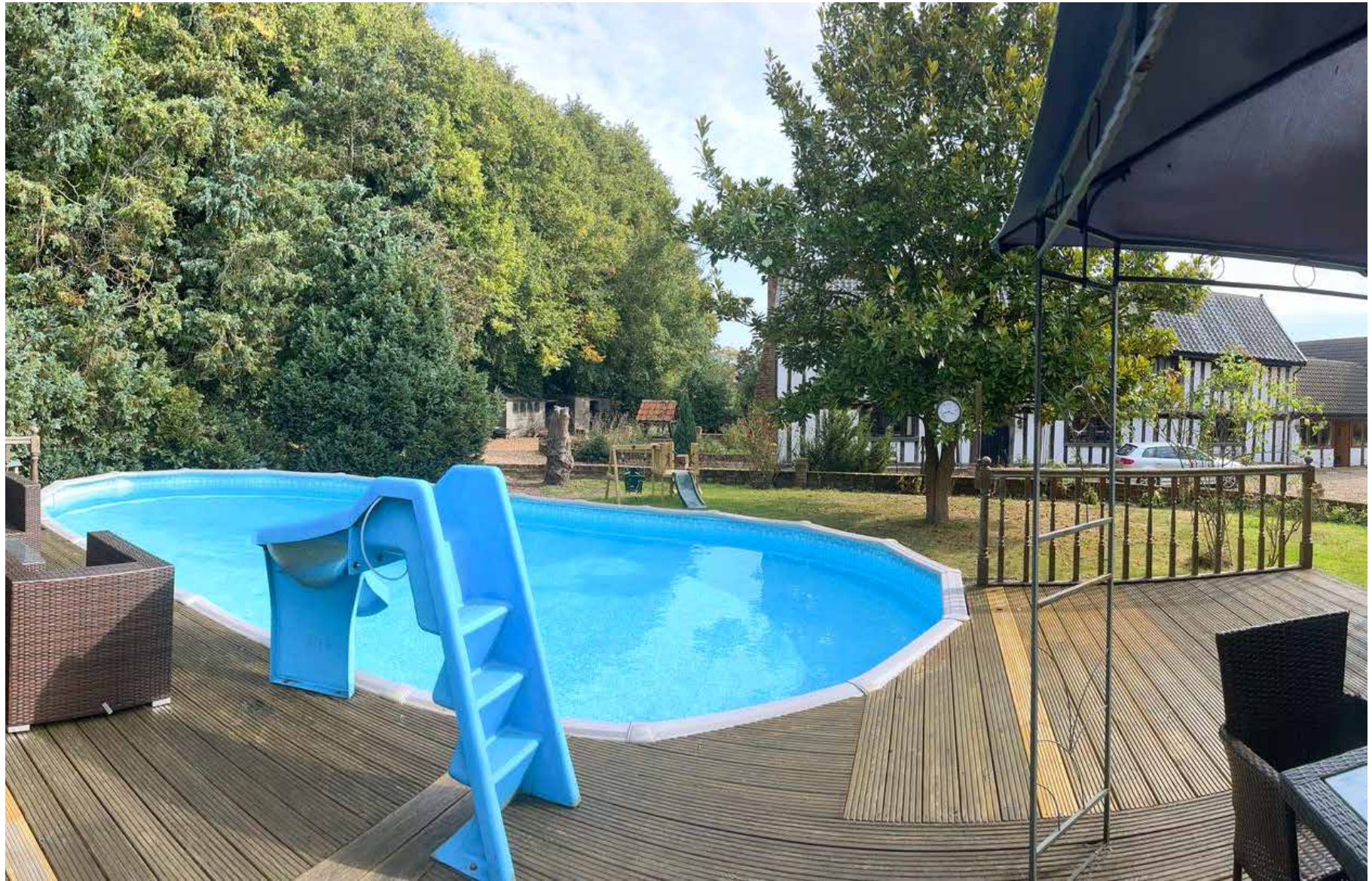












INFORMATION



How Far Is It To...

Tibenham is equidistant from the bustling market towns of Wymondham, Attleborough and Diss, just 15 minutes away. All three towns have stations and Diss provides commuters with direct access to London in around 90 minutes as well as easy access to Norwich, the regional capital with a wealth of history, culture, retail, and sporting amenities to enjoy. Tibenham is not far from the main A11, making commuting or a weekend get-away stress-free by car too.

Directions:

From Diss head North on the A140 and turn left onto the B1134, follow until you a turn right onto Pristow Green Lane. Turn right onto The Street and go past the Greyhound Pub into the village. Continue through the village and turn left onto Church Lane. The property is the last turning on the left.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words /// september.workflow.slip

Services, District Council and Tenure

Oil Central Heating
Mains Electricity & Water
Drainage- Private Treatment Plant
Broadband Available – Please check www.openreach.com/fibre-checker.
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
South Norfolk District Council – Band G – Freehold



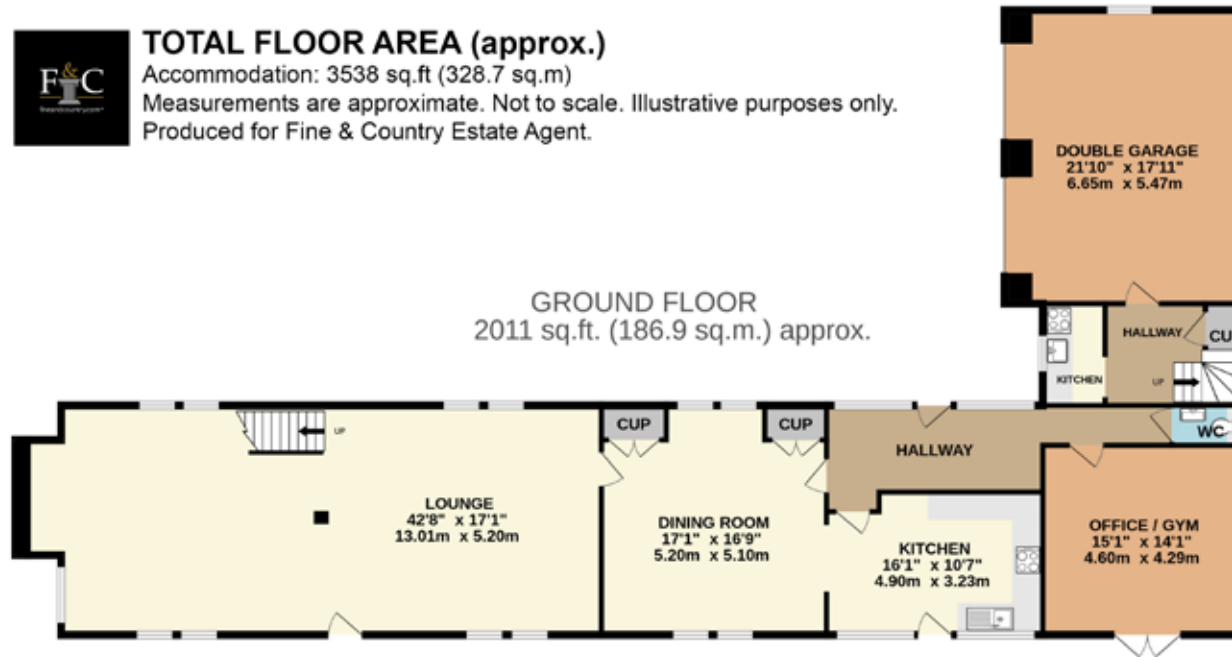
TOTAL FLOOR AREA (approx.)

Accommodation: 3538 sq.ft (328.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.

GROUND FLOOR 2011 sq.ft. (186.9 sq.m.) approx.



1ST FLOOR 1526 sq.ft. (141.8 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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