



THE STORY OF
Dillington Hall
Dillington, Norfolk

SOWERBYS



THE STORY OF

Dillington Hall

Dillington, Norfolk
NR19 2QB

Offered with No Onward Chain

Set in 2 Acres of Private Grounds (STMS)

Abutting Wendling Beck a 2,000
Acre Wildlife Project

Over 7,000 Sq. Ft. of Versatile
Living Accommodation

Conveniently Located for Amenities
and Access to North Norfolk Coast

Outdoor Swimming Pool and Tennis Court

Picturesque Walled Garden and Woodland Area

Eight Bedrooms and Five Bathrooms

Five Flexible Reception Spaces

Range of Convenient Outbuildings
and Stable Block

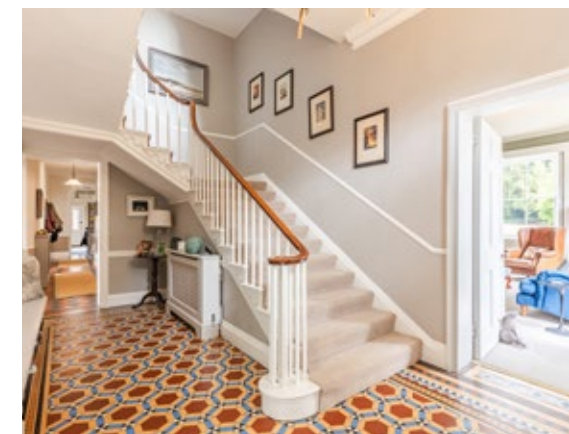
Original and Characterful Features Throughout

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Dillington Hall is an exceptional Grade II Listed Georgian residence dating back to circa 1780, occupying a peaceful position within the desirable hamlet of Dillington, Norfolk. Extending to over 7,000 sq. ft. of accommodation and set within approximately 2 acres of beautifully established private grounds (stms), the property presents a rare opportunity to acquire a substantial period home of considerable character, complemented by an outstanding range of leisure facilities and outbuildings.

Steeped in history, the Hall has been sympathetically preserved to retain an abundance of original Georgian features, with elegant proportions, high ceilings, sash windows, decorative fireplaces and a wealth of architectural detail that reflects its heritage. The generous layout offers remarkable flexibility for modern family living, with five reception rooms, eight bedrooms and five bathrooms, allowing the property to accommodate growing families, multi-generational living or those seeking extensive space for entertaining and working from home.

Externally, the grounds are a defining feature of the estate. The impressive walled garden provides a wonderfully private setting, combining formal planting with mature landscaping to create an idyllic environment throughout the seasons. Beyond, established woodland and expansive lawns offer further privacy and tranquillity, while the inclusion of a heated outdoor swimming pool and tennis court provides excellent recreational facilities, making the property equally suited to family life and entertaining on a grand scale.





The Hall also benefits from a comprehensive range of outbuildings, including a traditional stable block, offering excellent storage and potential for a variety of uses, subject to any necessary consents. These buildings add significant practicality and versatility to the estate.

Despite its wonderfully secluded setting, Dillington Hall enjoys a convenient location with excellent access to nearby market towns and villages, providing a range of everyday amenities, schooling and transport connections. The renowned North Norfolk coastline, with its vast sandy beaches, nature reserves and picturesque coastal villages, lies within easy reach, making the property ideally positioned to enjoy the very best of both countryside and coastal living.

“The walled garden is one of the most special features of the property, offering a private haven away from the everyday.”

Dillington Hall represents a rare combination of historic elegance, generous accommodation, exceptional leisure amenities and beautifully maintained grounds. A distinguished Georgian home of considerable stature, it offers an outstanding lifestyle opportunity in one of Norfolk’s most desirable rural locations.



It's a fantastic family home, with a great setup for entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2025 | www.houseviz.com

Dillington

RURAL HAMLET WELL-CONNECTED
TO DEREHAM AND NORWICH

Nestled within the beautiful Norfolk countryside, Dillington is a peaceful rural hamlet surrounded by rolling farmland, open skies and some of the county's most picturesque landscapes. Located just a short distance from the thriving market town of Dereham, it offers the perfect balance of tranquil country living while remaining well connected to everyday amenities.

The area is steeped in Norfolk charm, with quiet lanes, footpaths and surrounding countryside providing plenty of opportunities for walking, cycling and enjoying the outdoors. Nearby villages each offer their own character, from historic churches and village greens to welcoming pubs and community spaces.

For day-to-day essentials, Dereham is close by and provides a fantastic range of independent shops, cafés, supermarkets and twice-weekly markets. The town is also home to the Mid-Norfolk Railway, Dereham Windmill and a variety of leisure facilities, while the surrounding countryside offers an abundance of heritage attractions including Gressenhall Farm and Workhouse, Castle Acre Priory and the National Trust's Oxburgh Hall.

Dining options are well catered for, with popular local favourites including The George Hotel in Dereham, while nearby villages offer charming country pubs and cafés showcasing Norfolk's renowned food scene. The surrounding villages also provide a strong sense of community, with local schools, village halls and regular events bringing residents together.

With Norwich within easy reach and the stunning North Norfolk coastline accessible for day trips, Dillington is an idyllic setting for those seeking a quieter pace of life, surrounded by nature, yet close to the conveniences of modern living.



Note from the Vendor



“The space, tranquillity and connection to the countryside make it such a special place.”



SERVICES CONNECTED

Mains electricity. Oil-fired central heating. Drainage via a sewage treatment plant. Water supplied via boreholes.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///unfilled.flushed.shirt

AGENTS NOTE

Please note: selected external images have been digitally enhanced for presentation purposes following the recent hot and dry weather. The garden's size and layout remain unchanged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

