



Whitwell Hall

Whitwell, Norfolk, NR10 4RE

BROWN & CO



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Occupying an enchanting rural setting within approximately 40 acres of mature parkland, woodland and riverside grounds, Whitwell Hall is one of Norfolk's most significant historic country houses.

This remarkable Grade II Listed residence extends to approximately 13,431 sq ft (1,247.6 sq m) and comprises the principal Hall, a self-contained three-bedroom manager's residence, garages and outbuildings. Rich in architectural character and surrounded by beautiful countryside, the estate presents a truly exceptional opportunity to acquire a country house of considerable distinction, combining heritage, privacy and remarkable versatility.

£1,750,000



DESCRIPTION

Whitwell Hall is approached via a sweeping tree-lined driveway, creating an immediate sense of arrival befitting a country estate of this calibre. Set within beautifully established grounds extending to approximately 40 acres, the Hall enjoys complete privacy whilst commanding delightful views across its own parkland and the surrounding Norfolk countryside.

Constructed beneath an attractive Welsh slate roof, the principal residence displays an abundance of period charm and original architectural detailing accumulated throughout its long and distinguished history. Elegant reception rooms, generous living accommodation and an impressive number of bedrooms combine to create a residence equally suited to family occupation, hospitality or a variety of alternative uses, subject to any necessary planning permissions.

The Hall has most recently operated as an educational centre, having been occupied since 1938 by Forest School (1938) Ltd, an educational charity. Prior to this, the property was the home of the Barlay family between 1928 and 1938, descendants of the well-known Barclays banking family. Before their ownership, Whitwell Hall was occupied by the Leaman family from 1901, adding

another chapter to the estate's rich and varied history, which stretches back many centuries.

The principal accommodation is complemented by a substantial self-contained three-bedroom manager's residence incorporated within the main building, providing ideal accommodation for staff, extended family or guests.

Positioned within the grounds is the former Pigeon Loft, sympathetically converted to provide two self-contained apartments arranged over ground and first-floor levels. One apartment is currently vacant, whilst the remaining apartment will be sold with vacant possession upon completion.

Outside, the grounds are among Whitwell Hall's greatest assets. Extending to approximately 40 acres, they comprise mature woodland, open grassland, formal lawns and numerous specimen trees, creating an exceptional natural setting. A picturesque river meanders through the lower reaches of the estate, enhancing both the beauty and biodiversity of the grounds.

Also situated within the estate is the historic mill pool, understood to have been used historically in the leather tanning process, providing a fascinating reminder of the Hall's industrial heritage and further enriching the estate's story.

Offering exceptional flexibility, considerable historical significance and a magnificent rural setting, Whitwell Hall presents a genuinely rare opportunity to acquire one of Norfolk's landmark country houses.

Accommodation: The estate extends to approximately 13,431 sq ft (1,247.6 sq m) comprising:

Principal Hall – approximately 11,249 sq ft (1,045 sq m)
Manager's Residence – approximately 1,056 sq ft (98.1 sq m)
Garages – approximately 287 sq ft (26.6 sq m)
Outbuildings – approximately 839 sq ft (77.9 sq m)

The Hall provides a wealth of elegant reception rooms, including a magnificent Dining Hall, Drawing Room, Sitting Room and formal Dining Rooms, together with extensive bedroom accommodation arranged over the upper floors. The ancillary accommodation offers considerable flexibility for guest accommodation, staff, multi-generational living or income potential, subject to any necessary consents.

Services: Mains electricity and water are connected. Drainage is via a private septic tank. Heating is provided by an oil-fired central heating system.



LOCATION

Whitwell Hall occupies a delightful position on the edge of the sought-after village of Whitwell, surrounded by attractive rolling countryside yet remaining exceptionally well connected.

The neighbouring market town of Reepham provides an excellent range of independent shops, cafés, public houses and everyday amenities, whilst the cathedral city of Norwich lies approximately 14 miles to the east, offering an extensive selection of shopping, restaurants, theatres, highly regarded schools and direct rail services to London Liverpool Street.

The North Norfolk coastline, renowned for its sandy beaches, nature reserves and picturesque villages, is also within easy reach, making Whitwell Hall ideally positioned to enjoy both the tranquillity of rural Norfolk and the convenience of the county's principal destinations.

DIRECTIONS

From Norwich, take the A1067 Fakenham Road towards Reepham. Continue through Lenwade and follow the A1067 into Reepham (approximately 13 miles).

In Reepham town centre, continue towards Bawdeswell. At the crossroads, turn left onto Whitwell Road. Follow the road, passing under the railway bridge, then take the first right. Whitwell Hall is signposted and located a short distance along the lane. The entrance is on the left.

THE STORY OF WHITWELL HALL

17th Century - The origins of Whitwell Hall are believed to date back to the seventeenth century, with the house evolving over successive generations into the impressive country residence seen today.

18th Century - The Whitwell estate formed part of the holdings of the distinguished physician Dr Messenger Monsey, whose family retained ownership before passing the estate to the Collyer family.

c.1800 - The estate was purchased by Edward Ellis, who occupied Whitwell Hall for approximately two decades.

1822 - Following an unsuccessful auction, Robert Leamon acquired Whitwell Hall, beginning more than sixty years of stewardship by the Leamon family, during which the estate flourished.

1901 - The Hall continued to be occupied by the Leamon family into the twentieth century.

1928–1938 - Whitwell Hall became the home of the Barclay family, descendants of the renowned Barclays banking dynasty.

1938 - Acquired by Forest School (1938) Ltd, the Hall began a new chapter as a residential educational establishment, serving generations of young people for almost nine decades.

2026 - Whitwell Hall is offered to the market, presenting a rare opportunity for its next custodian to become part of the estate's remarkable story.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Whitwell Hall, Whitwell, Norwich, NR10

Approximate Area = 11249 sq ft / 1045 sq m

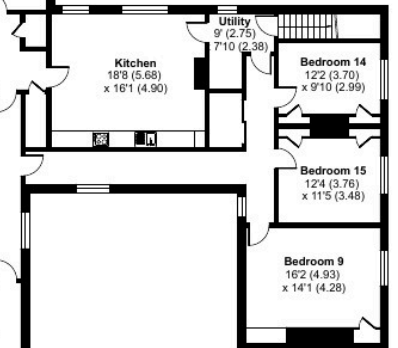
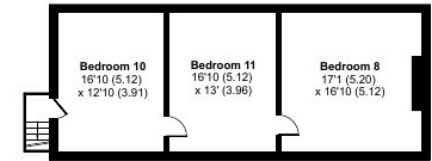
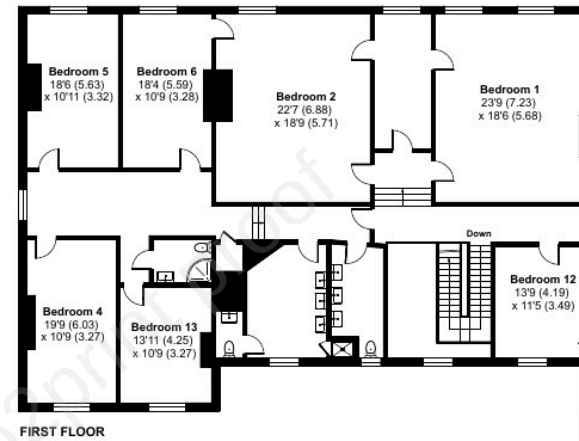
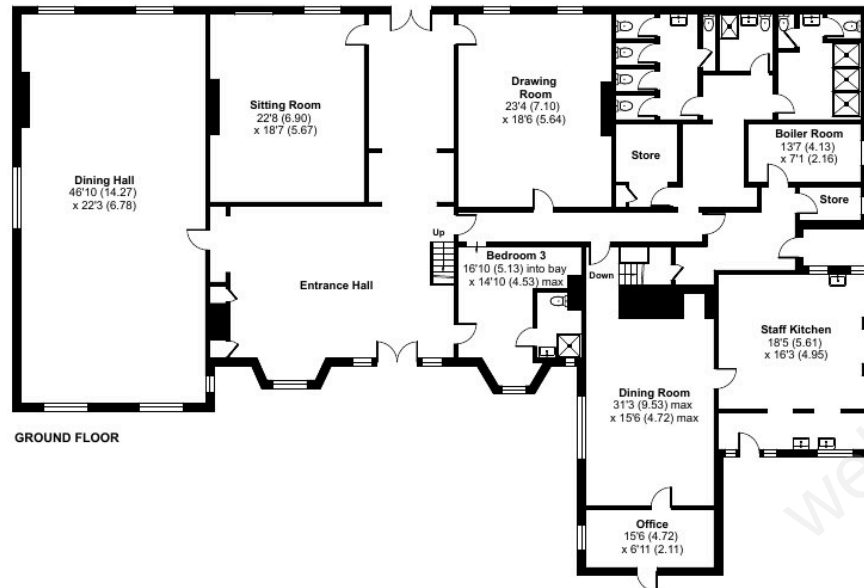
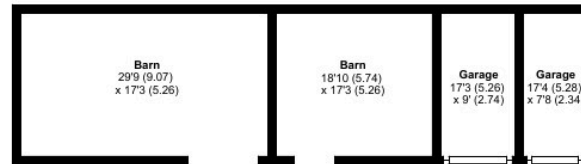
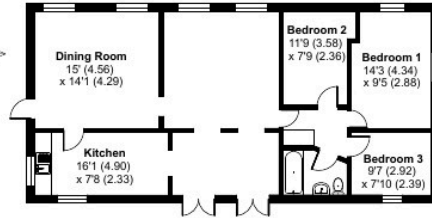
Annexe = 1056 sq ft / 98.1 sq m

Garage = 287 sq ft / 26.6 sq m

Outbuildings = 839 sq ft / 77.9 sq m

Total = 13431 sq ft / 1247.6 sq m

For identification only - Not to scale







IMPORTANT NOTICES

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