



THE STORY OF

# Uphall

*Hillington, Norfolk*

SOWERBYS

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THE STORY OF  
**Uphall**  
Hillington, Norfolk  
PE31 6DQ

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Grade II Listed Georgian Home

Approximately Five Acres (STMS) of Landscaped  
Gardens, Woodland, and Sweeping Lawns

No Onward Chain

Over 8,000 Sq. Ft. with 11 Bedrooms,  
Six Bathrooms, and Six Reception  
Rooms across Four Floors

Victorian Swimming Pond - a  
Rare Original Feature

Private Hard Tennis Court

Brick and Chalk Stone Coach  
House and Outbuildings

Sweeping Drive and Carport/Garaging

Peaceful Setting in a Desirable Village Location

Rich in History and Lifestyle

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Set amidst the gentle rolling countryside of West Norfolk, just a stone's throw from the royal Sandringham Estate, Uphall is a remarkable Grade II listed Georgian residence, imbued with heritage, elegance, and quiet grandeur. Approached via a long private drive and nestled within approximately five acres (STMS) of mature gardens, woodland, and formal grounds, this is a property that evokes the very best of English country living – serene, refined, and deeply rooted in character.

Dating to the late 18th century, Uphall's architectural pedigree is matched only by its personal history. Once the residence of Lady Fermoy, Lady-in-Waiting and close confidante to Her Majesty Queen Elizabeth, the Queen Mother, the home served as a private base during the renovation of Sandringham House in the early 1970s. It is a property not only of stature, but of story.

Behind its handsome red-brick façade, the house reveals a series of finely proportioned rooms, all thoughtfully arranged to combine period charm with functional living. Elegant sash windows, intricate cornicing, original mantelpieces, and soaring ceilings speak to its Georgian roots, while ongoing restoration and careful stewardship have ensured the home continues to serve a modern lifestyle.







The main residence and coach house extend to in excess of 8,000 sq.ft., with accommodation arranged across four generous floors. At its heart lies a striking reception hall, setting the tone for a sequence of beautifully proportioned reception rooms – ideal for both entertaining on a formal scale and comfortable everyday living in equal measure. The home benefits from a brand new Honeywell heating system, centrally and remotely controlled, alongside a highly efficient dual furnace system, ensuring comfort and efficiency throughout the seasons. Further character and warmth are provided by three fireplaces and three wood burners, perfectly complementing the home’s historic character.

A warm and characterful open-plan kitchen/ breakfast and family room serves as the social centre of the house, complete with a traditional four-oven electric AGA, walk-in larder, and a delightful handcrafted kitchen. A charming snug and a series of cellar-level rooms add further versatility, offering ideal spaces for relaxed family use, hobbies, or storage. The cellar also provides an extensive laundry room, a wine cellar, and generous storage throughout.

The home has been further enhanced by a recently added extension incorporating three rooms – a fitness room, dog/boot room, and storage space – illuminated by three lantern roof lights that flood the area with natural light, seamlessly blending modern functionality with the original house.

Upstairs, the accommodation offers up to eleven bedrooms and six bathrooms, including several en-suites, providing exceptional flexibility for family life, guest accommodation, or live-in staff. Each room is thoughtfully presented, with many enjoying sweeping views across the gardens and surrounding rural landscape, reinforcing Uphall’s sense of privacy, scale, and timeless country elegance.





Externally, Uphall truly comes into its own. From the moment you turn onto the private gravelled drive, the setting exudes privacy, tranquillity, and natural beauty. Carefully arranged formal gardens blend seamlessly with rolling lawns and specimen trees - including mature lime, oak, and yew.

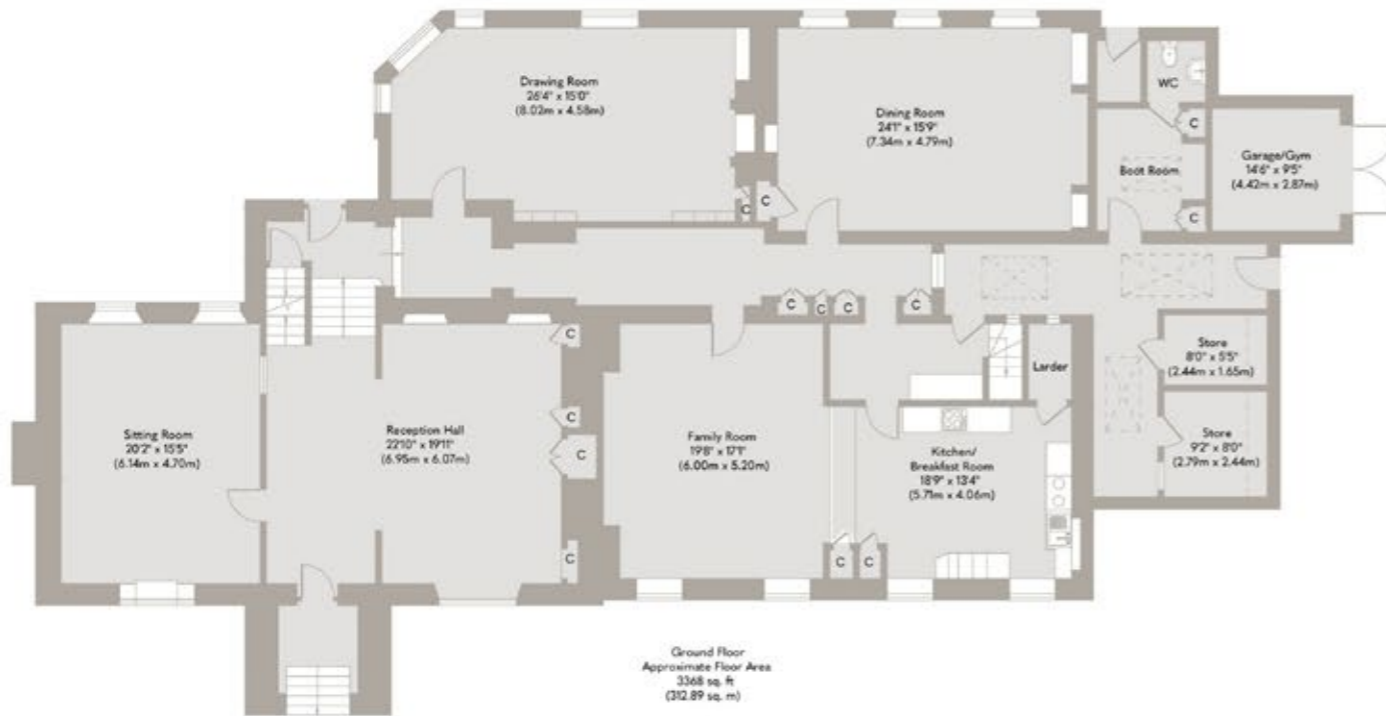
To the south and west, a paved terrace offers a perfect space for al fresco dining, surrounded by climbing roses and herbaceous borders. Beyond lies a large formal lawn, flanked by woodland, and far-reaching countryside views beyond.

Key highlights include a full-size hard tennis court, gracefully secluded behind beech hedging to provide privacy and year-round enjoyment, along with a rare and enchanting Victorian swimming pond that creates an idyllic setting for wild swimming and peaceful reflection. The grounds also offer a productive kitchen garden and charming herb garden/potager, encouraging a homegrown lifestyle. A characterful brick and chalk stone coach house - together with the original stable block - presents exciting potential for conversion (STPP), while further outbuildings, including wood stores and multiple cart lodges, provide generous space for practical needs and country pursuits.

The grounds are well-stocked and varied, providing habitat for wildlife and endless inspiration for garden lovers.







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

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# Hillington

A THRIVING COMMUNITY IN A BEAUTIFUL COUNTRYSIDE SETTING

A small village situated a few miles outside King's Lynn, Hillington is on the edge of the Royal Estate of Sandringham with Sandringham House, Woods and other Royal villages such as West Newton and Anmer just a short drive away.

The village amenities include a village shop/garage/post office, the renowned Ffolkes Arms Hotel, and the local church. Hillington is ideally located for access to King's Lynn, Fakenham and the North Norfolk Coast, with exceptional sailing, beaches, many great pubs, and nature reserves all within half an hour. For the keen golfers there are courses nearby at King's Lynn and Middleton, and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

For those seeking a rural retreat with heritage, yet still desiring access and opportunity, this is a location of rare balance.



## Note from Sowerbys



“Well-stocked and varied grounds provide habitat for wildlife and endless inspiration for garden lovers...”



### SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Oil fired central heating.

### COUNCIL TAX

Band H.

### ENERGY EFFICIENCY RATING

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

### TENURE

Freehold.

### LOCATION

What3words: ///websites.evaporate.known

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

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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