



Hall Farmhouse
Reymerston | Norfolk | NR9 4QY

PERFECT PEACE



This former farmhouse is pretty as a picture and sits in a tranquil position in the Norfolk countryside, with only a handful of homes around. Set well back from the road, it's wonderfully private - turn into the drive and leave the outside world behind. The property itself has been beautifully restored to offer characterful and comfortable accommodation, finished with taste and style.



KEY FEATURES

- A Detached Former Farmhouse situated in the Rural Village of Reymmerston
- Four Bedrooms, One on the Ground Floor with a Shower Room
- The Principal Bedroom benefits from an En-Suite Shower Room
- Further First Floor Shower Room
- Kitchen/Breakfast Room with Pantry and Separate Utility Room
- Three Reception Rooms including a Sitting Room with Mezzanine Level
- The Gardens include a Large Terrace for Entertaining and a Studio with Power Connected, ideal for a Home Office, Gym, Games Room or Annexe
- The Accommodation extends to 2,192 sq.ft
- Energy Rating: F

Excellent for entertaining, with room to work from home, this is an ideal family home. There's no work that needs to be done, but if you're looking to add value, there's potential here with a good size outbuilding and generous wrap-around gardens. If you love the countryside, or if you travel for work regularly and want a home where you can leave it all behind at the end of the day, this is the place for you!

Moving With The Times

This picture perfect farmhouse is thought to be around 200 years old and may well have been the farm belonging to Reymmerston Hall, down the lane. The long wing at the rear of the house, now incorporated into the accommodation, was perhaps stabling or storage. In recent years, the house has been beautifully and sympathetically modernised, offering attractive and spacious accommodation. The current owners have raised their family here and have made a number of improvements along the way, such as the installation of vented cylinder heating, a new kitchen with a large island and underfloor heating, the creation of an en-suite to the master bedroom, new electrics, a new oil tank and more besides. The end result is a home that perfectly blends period character with modern touches, is high end yet comfortable.

Work, Rest And Play

This is a home that does it all! If you're looking for a retreat where you can escape from the outside world, you've found it. Wanting a place to raise your family with a secure garden and lots of time outside in the fresh air? You can do that here. Love to host a party? There's plenty of parking and lots of room for guests.





KEY FEATURES

Over the years, it's proved to be a great family home and the owners have had a lot of fun raising their children here. They've hosted birthday parties, both inside and out and in the studio, had 20 people for dinner, teens having sleepovers, Christmas dinners and more. It's also a home that works well for day-to-day family life - The large sitting room with its mezzanine level is a great family space and the owners have a projector here for movie nights and watching football. The kitchen is a fabulous sociable area and has a walk-in pantry and loads of storage, as well as having a separate utility. There's a formal dining room with doors to the west, leading out onto a stunning and large terrace for al-fresco dinners and big barbecues or evening drinks, as well as a separate study where you can close yourself off if you need to concentrate or join a meeting. There's also a ground floor bedroom and shower room, which is ideal for guests, well away from the rest of the house, and would also be perfect for anyone with limited mobility. Upstairs, all three first-floor bedrooms are a good size, with the principal suite being a highlight. Everything is incredibly well-proportioned here.

Exploring The Area

There's a detached studio in the garden that has power and it would be easy to run water here too. You could convert it, subject to planning, use it as a business premises, games room, party pad (It's worked well for the owners now their children are older), gym, art studio, treatment room, annexe... there are so many possibilities. The gardens here are full of wildlife and you'll see bees, butterflies and every kind of bird. You can grow your own fresh produce here, pick fruit from the trees and enjoy the sense of tranquility that makes you feel incredibly relaxed and peaceful. The quiet lanes around here are perfect for walking or cycling, and you can bike into Hingham for shops and amenities. The schools across this area are highly rated, with the award winning and highly respected Wymondham College just 8 miles away, which is great for families, and although the immediate surroundings are rural, it's a great base for anyone who travels regularly with work. You're within easy reach of Norwich and Wymondham, and just 15 minutes from Snetterton, you can drive to Cambridge in less than 60 minutes and Stansted Airport is less than 90 minutes. Imagine heading off on a work trip, then on your return, being able to close the gate behind you and be in your own slice of rural paradise, away from all the hustle and bustle!

















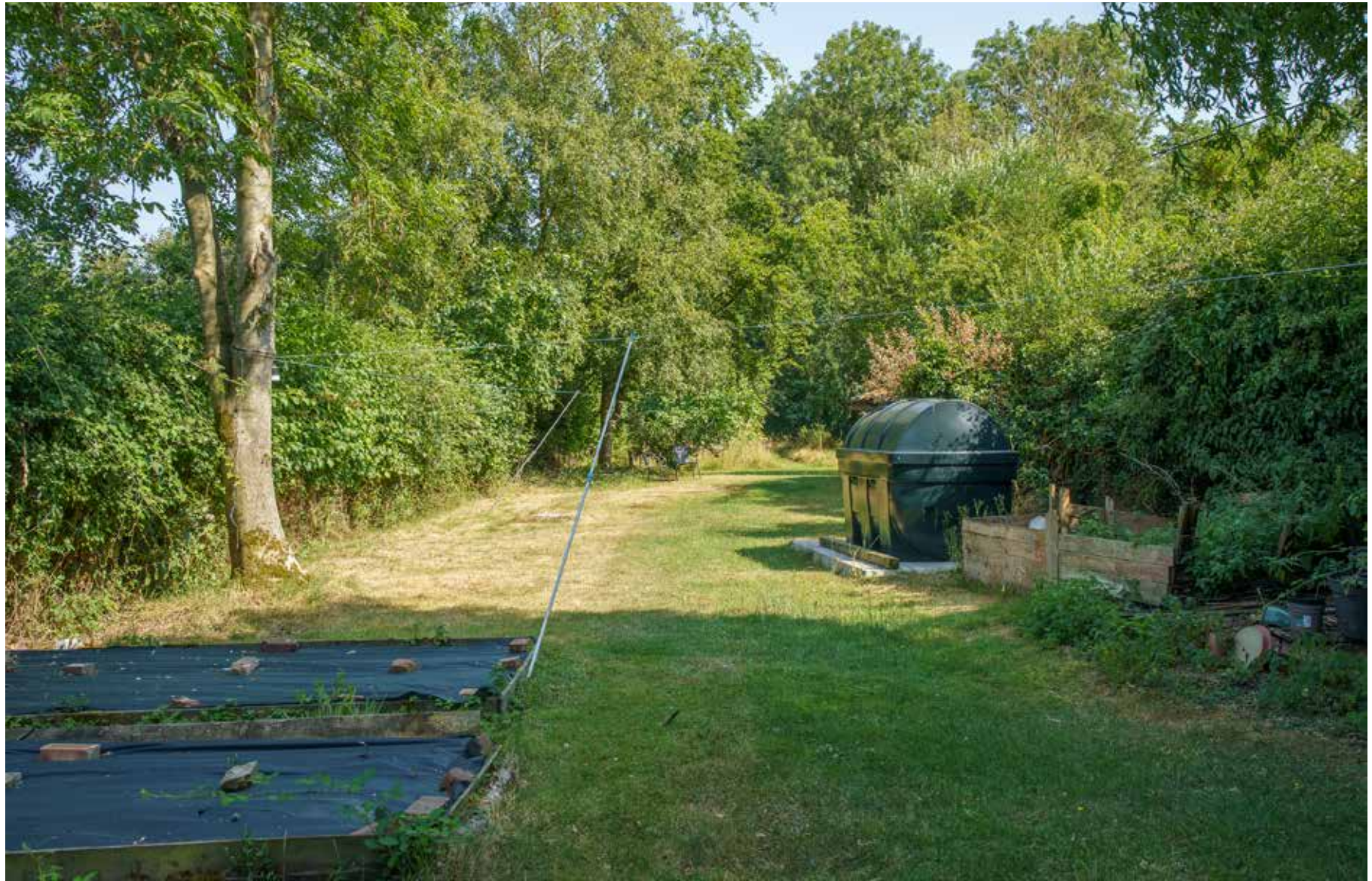
















INFORMATION



On The Doorstep

The village of Reymersston offers easy access to the beautiful Georgian town of Hingham with a large range of amenities including a superb public house, a very good small store, dental surgery, newsagent, post office and takeaways as well as a superb primary school. You're just 15 minutes from the traditional market town of Wymondham offering great schools, a varied selection of antique shops and Wymondham Train Station where you can go to Norwich in less than 6 minutes and Cambridge within an hour. Also a great connection to London Liverpool Street in less than 2 hours. It also boasts a delightful Waitrose along with other major supermarkets, leisure centre and hotels. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

Reymersston lies approximately 18 miles south-east of Fakenham and 16 miles west of Norwich. Often described as the 'Gateway to the north Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport to the north side of the city, along with the largest outdoor covered market in the country, boutiques, retail shops, two malls, theatres, cinemas and numerous pubs, restaurants and cafes. You're also just 45 minutes away from the coastal village of Wells Next The Sea and only an hour from Burnham Market and the surrounding areas.

Directions

Leave Norwich on the B1108 Watton Road proceeding through the villages of Barford and prior to reaching the small hamlet of Kimberley take a right hand turn signposted the B1135 to Dereham. Continue along this road and take a left hand turn onto Crabapple Lane and then a left onto Hingham Road and immediately right and continue onto North Green. Turn right onto Holl Lane and then take the turning on the left and follow the lane to the property.

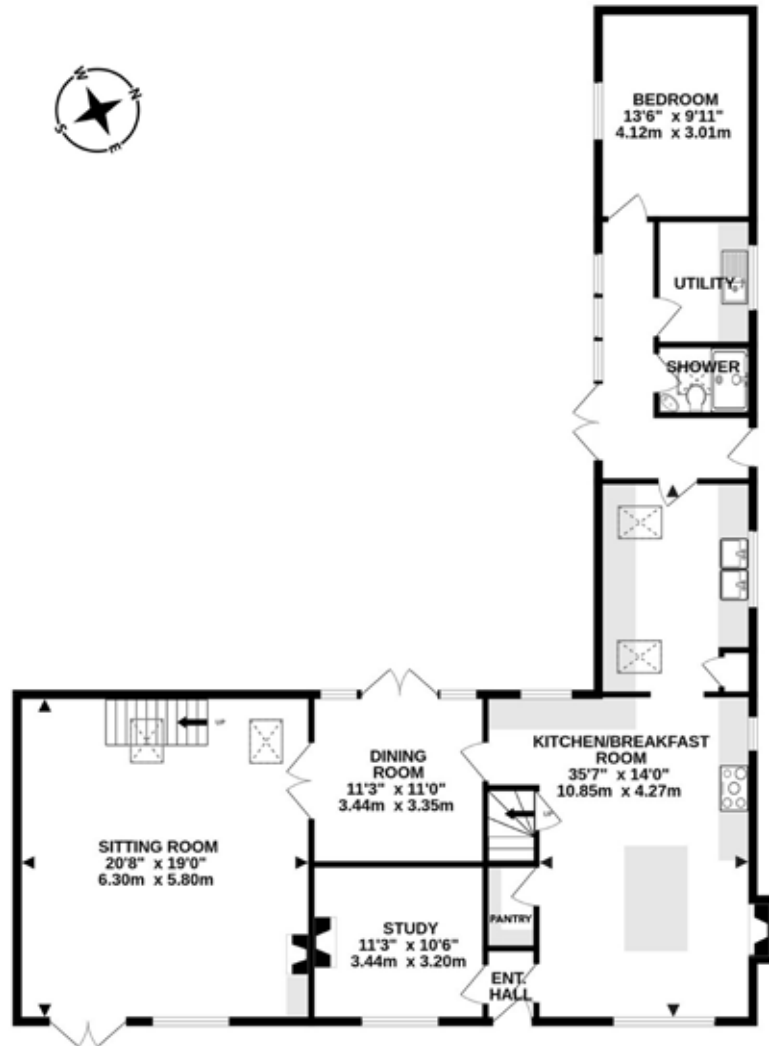
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
ADSL Broadband Available - vendor uses SKY
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk for Broadband/Mobile availability
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Freehold

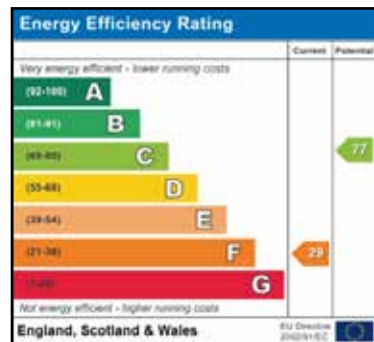
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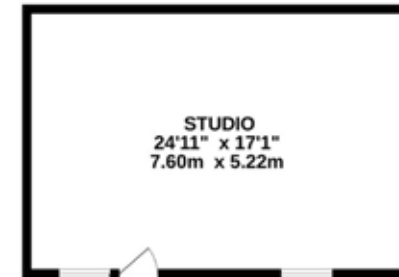
GROUND FLOOR
1442 sq.ft. (134.0 sq.m.) approx.



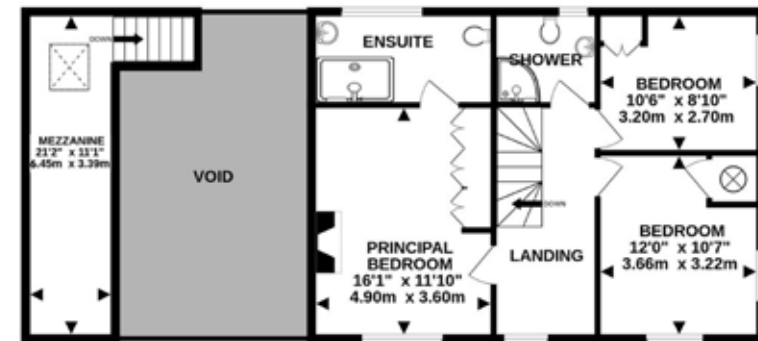
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FLOOR AREA - HOUSE (EXCLUDING STUDIO) : 2192 sq.ft. (203.7 sq.m.) approx.
TOTAL FLOOR AREA : 2619 sq.ft. (243.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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STUDIO
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.





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