

Flat 7 Thickthorn Hall, Hethersett NR9

Guide Price £325,000

DONNA VINCENT

eXp

- Ref:DV1198
- Impressive First-Floor Apartment within Historic Thickthorn Hall
- Grade II Listed Georgian Country House Dating from 1812
- Generous Accommodation with High Ceilings & Large Windows
- Large Triple-Aspect Living Room
- Two Generous Double Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Beautiful Parkland-Style Communal Grounds
- Garage & Dedicated Residents' Parking

Council Tax Band: D

Tenure: Leasehold





Steeped in more than 200 years of history, Thickthorn Hall is an impressive Grade II listed Georgian country house dating from 1812, occupying a setting whose history can be traced back considerably further.

The present Hall replaced an earlier medieval manor house believed to date from around 1240, which once stood within a moat on the estate. When the Georgian Hall was constructed, landscaped parkland was created around it, with the historic moat later incorporated into the grounds as an ornamental lake.

Over the generations, Thickthorn Hall has been associated with several notable Norfolk families, including the Gurneys, one of the county's best-known banking families, and later the Mackintosh family, renowned for their confectionery business and connection with Quality Street.

The Hall was subsequently converted into a collection of individual apartments, allowing its impressive Georgian architecture and character to be enjoyed as distinctive private homes today. Flat 7 forms part of this remarkable historic building, offering the opportunity to enjoy apartment living within a genuine Norfolk country house setting.

7 Thickthorn Hall

Approached through the impressive shared grand entrance of Thickthorn Hall, Flat 7 is positioned on the first floor and offers a wonderful opportunity to enjoy the character and proportions of this historic Georgian country house.

The apartment retains a real sense of grandeur, with high ceilings, large windows and beautifully proportioned rooms, together with peaceful views across the Hall's established, tree-lined grounds.

The accommodation includes a generous living room, separate kitchen and two spacious double bedrooms, together with two bathroom suites, one accessed from the

Outside, residents enjoy the use of the Hall's beautiful parkland-style communal gardens, featuring sweeping lawns, mature trees and peaceful areas in which to sit and enjoy the surroundings. The property also benefits from its own garage and dedicated residents' parking.

With the impressive Georgian architecture, established grounds and generous accommodation, Flat 7 offers something quite different from a conventional apartment – a home with genuine history, character and a wonderful country-house setting.

Accommodation Comprises:

Entrance Area Front entrance door with a step down into a useful entrance area, with a further door leading through to the main entrance hall.

Entrance Hall/ Dining Area

An impressive and generously proportioned entrance hall, previously utilised as a dining area, with radiator and a feature fireplace with tiled surround. Built-in airing cupboard housing the hot water tank and access to the loft space.

An archway leads through to the kitchen, with doors providing access to bedroom one, the living room and bathroom. Two steps rise to bedroom two.

KItchen/Breakfast Room Fitted with a range of matching wall and base units with work surfaces over and a one-and-a-half bowl stainless steel sink unit. Electric hob with double oven below and cooker hood above. Under-counter fridge, space for a microwave and space and plumbing for a washing machine. There is also space for a small breakfast table and chairs.









Living Room An impressive and generously proportioned triple-aspect living room, featuring large windows which provide plenty of natural light and views across the surrounding grounds. Feature fireplace, currently blocked, and three radiators.

Bedroom 1 A generous double bedroom featuring a large Crittall-style metal-framed window, allowing plenty of natural light, and radiator.

Bedroom 2 A further double bedroom with radiator and built-in wardrobe cupboard. A step leads up into:

Inner Hall
Providing access to a built-in storage cupboard and an additional recessed storage area. Door leading through to the second bathroom.

Bathroom Fitted with a bath, wash hand basin and WC. Wall-mounted gas boiler and radiator.

2nd Bathroom Fitted with a bath with electric shower over and shower screen, wash hand basin and WC. Radiator.



Outside & Communal Grounds
Thickthorn Hall is approached via an impressive sweeping driveway, creating a wonderful sense of arrival and leading through the established grounds to the Hall and residents' parking.

The property enjoys the use of the beautiful parkland-style communal gardens, which provide an impressive setting befitting this historic Georgian country house. The grounds feature sweeping lawns, mature established trees and peaceful seating areas, offering residents plenty of space to relax and enjoy the surroundings.

Flat 7 also benefits from a garage and dedicated residents' parking.



Agents Note The property is held on a 999-year lease commencing in 1986. The current service charge is £170 per month, which includes the ground rent, as advised for 2026.

Prospective purchasers should confirm all leasehold information, charges and terms with their legal representative prior to exchange of contracts.







AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.


Bedroom
12'0" x 14'1"
3.67 x 4.30 m
Kitchen
19'7" x 5'9"
5.98 x 1.77 m
Living Room
18'5" x 21'6"
5.62 x 6.56 m
Entrance Hall/Dining Area
9'10" x 14'10"
3.02 x 4.54 m
Entrance Area
3'6" x 6'2"
1.09 x 1.88 m
Bathroom
5'9" x 10'0"
1.77 x 3.06 m
Bedroom
9'5" x 15'7"
2.87 x 4.76 m
9'1" x 2'2"
2.79 x 0.67 m
Bathroom
6'3" x 10'7"
1.90 x 3.25 m
Hallway
6'2" x 4'7"
1.89 x 1.40 m
N
E
W
S
Approximate total area(1)
1213 ft²
112.9 m²
Reduced headroom
8 ft²
0.7 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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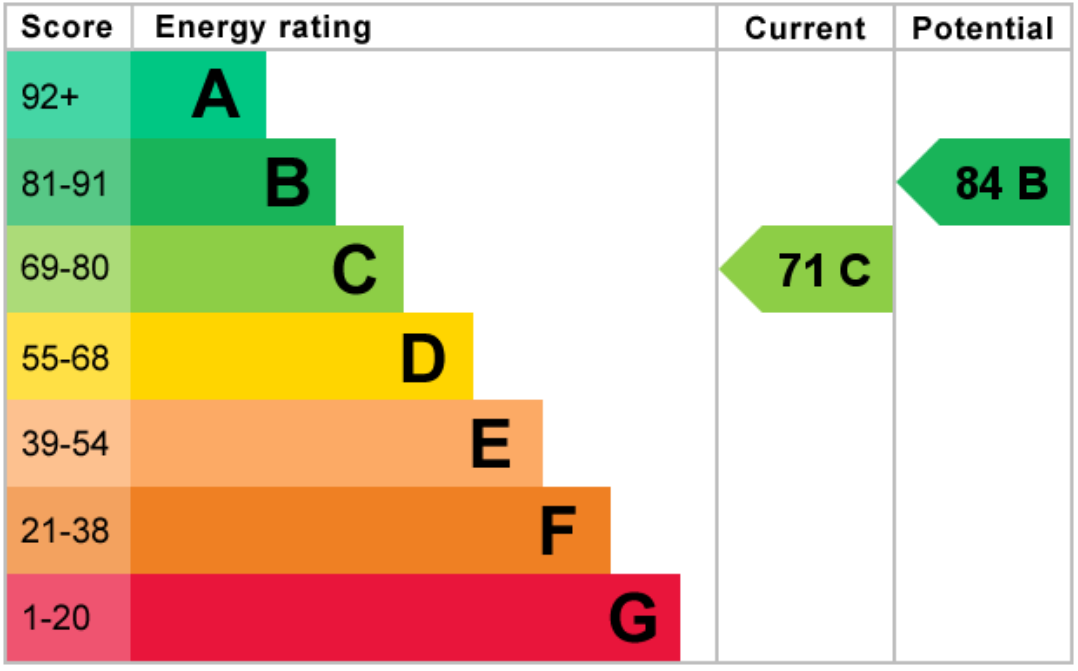
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
71 C
84 B