



Old Hall
White Cross Lane | Tilney All Saints | Norfolk | PE34 4SR

A LANDMARK PROPERTY



We are delighted to present rural refinement at its finest - a timeless Norfolk retreat, combining Tudor heritage with contemporary comfort.

Currently run as a 5-star lifestyle business with bookings into 2027,

Old Hall is a truly extraordinary, thatched Tudor manor dating back to 1553.

Set within seven acres of beautifully landscaped grounds Old Hall offers four homes within the estate, ideal for multi-generational living or continuing this hugely successful luxury lifestyle business.



KEY FEATURES

- A Stunning Grade II Listed West Norfolk Thatched 16th Century Manor House & Converted Coach House & Stable Cottage
- Retaining an Abundance of Original Features with Immense Character and History Attached
- Located Close to King's Lynn Down a Small Country 'No Through' Lane Surrounded by Farmland
- Main House: Three Reception Rooms, Five Bedrooms, Two Family Bathrooms
- Annexe 1: The Coach House - Open Plan Sitting Room, Kitchen & Shower Room with First Floor Bedroom
- Annexe 2: Stable Cottage - Open Plan Sitting Room/Kitchen, Shower Room, Mezzanine Bedroom and Bathing Suite
- Circa 7 acres of Gardens, Grounds and Paddocks
- Equestrian Facilities: Internal Stable Block with Four Loose Boxes, Feed/Tack Room/Toilet plus Floodlit All Weather Manege and a Separate All Weather Turn Out Area and Field Shelter
- Parking: Six Car Parking Bays, Electric Car Charger Installed plus Substantial Garaging
- Main House Accommodation extends to 3,368 sq. ft.

This Grade II listed residence offers a rare blend of heritage, elegance, and modern luxury. Built during the reign of King Edward VI, Old Hall has welcomed notable figures throughout its rich history, including a lady-in-waiting to the ill-fated Lady Jane Grey. Originally commissioned by Baron Tilney, whose name remains woven into the fabric of several nearby villages, the estate continues to captivate guests with its remarkable character and charm.

Award Winning Business

In fact, the estate business has received numerous awards and accolades, maintains exclusively 5-star reviews, and has been recognised by Visit England as one of the Top 100 Places to Stay in the UK. These achievements are significant as they are extremely difficult to attain, reflecting the high standards and exceptional guest experience the business consistently delivers. The magic starts as soon as you enter through the gorgeous jasmine gallery that leads to the front door- it is about how you feel when you walk in, an intangible sensation that this home reflects the rhythms and rituals of daily life, as it done so across centuries. This is what the owners will miss most. This lifestyle business, winner of Channel Four's "Four in a Bed 2025" offers complete self-sufficiency (the business generates enough income to keep the household and lifestyle running in grand style). However, the estate also offers an amazing opportunity for multi-generational living, with four complete homes in one, all beautifully considered spaces, made for bringing people together. The current owners say, 'having worked here and run a business we have been privileged to witness how the estate celebrates life - creating very special memories for so many people in so many ways, whether milestone birthdays, marriage proposals or anniversaries'.





KEY FEATURES

The current owners will also miss the early mornings, when the rest of the world is asleep, with just their animals and birds for company – blackbirds chirping, chickens excited to start their day and donkeys impatient for their breakfast. In the evenings, the farmhouse kitchen is superb for watching stunning Norfolk sunsets across the open farmland to the side of the property.

An Architectural Gem - The Old Hall

Currently arranged as a three-bedroom private home (with the East Wing of the house given over to two-bedroom guest accommodation) the private rooms at the property feature all the Tudor characteristics you would expect and more - with beams (originally sourced from sailing ships), wood panelling, beautiful antique mirrors, and huge inglenook fireplaces. This is a home for all seasons, in Spring the snowdrops and daffodils line the driveway nodding in welcome and at Christmas the twinkling lights, frosty mornings with the crunch of lawns beneath your feet are a festive joy. In Summer beat a shady retreat under the vine-covered Pergola, and in Autumn pick pears from the orchard and watch the leaves change colour. At Old Hall you will always find a space to just “be.”

A Warm Welcome Awaits

Entering through the charming tunnel of jasmine into the impressive dining room is a revelation in itself; this is where the owners have offered private dining experiences and afternoon teas with the in-house chef serving a menu designed to exact specifications at a personalised lavish table setting. The cinema room with surround sound, projector and screen is heaven in the winter, snuggled down for a good movie. For quieter moments, retreating to the reading room, just big enough for one human and their dog, is a favoured hideaway. A spacious farmhouse-style kitchen featuring handcrafted timber cabinetry, a traditional oil-fired Aga along with integrated cooking appliances offers doors to the terrace and dual-aspect windows flooding the room with natural light, while ample space allows for both dining and informal seating areas. Next to the kitchen is a practical suite of ancillary rooms: what was once the pantry has been converted to an office, a boot room to keep those walking boots and waterproofs tidy, a very generous utility room next door, easily able to cope with laundry day, and a further office with garden and paddock views. High-speed Wi-Fi is available throughout the accommodation, allowing seamless video conferencing, remote working, and digital collaboration.

Upstairs, three characterful and beautifully presented bedrooms, across two floors, provide ample space for family, sleepovers, or hosting. On the third floor, the large principal bedroom offers views across open farmland, and a substantial adjoining room currently serves as a music room but could be a dressing room or additional bedroom. Another well-proportioned dual aspect double bedroom overlooks the rear gardens and open countryside and has the benefit of a wash basin, whilst a further second floor bedroom is nestled between the vaulted roofline and adjoins the reading room (this was originally the wig room where gentry kept their many ornate wigs!) adding a unique and curious touch to life here.





KEY FEATURES

A Unique Opportunity

The wonderful property has thoughtful interiors which honour its past while feeling beautifully current, whilst also offering three further entirely self-contained accommodations, none of which overlook each other, offering privacy and peace but the chance to come together if desired. This is a place of tranquility, romance, and understated luxury, where one really wishes the walls could talk. The owners have even introduced a wellness offering for guests to experience within their accommodation, providing a carefully curated collection of treatments and experiences designed to restore balance and create a sanctuary for mind, body, and soul. Whether seeking a restorative countryside escape, an equestrian haven, a lifestyle business, or a beautiful home for family life, you have it all here.

Grand Living with Historic Charm - The East Wing

The East Wing of the main house presents an elegant interpretation of country house living. Richly furnished and generously proportioned, it offers an inviting setting for families, couples, and small groups with the warm chalky tones of a Farrow & Ball colour palette and gorgeous ancient, weathered beams throughout its gracious interiors. At its heart, a magnificent open fireplace, complemented by a substantial log burner, creates the perfect atmosphere for indulgent evenings at home. Guests can enjoy a luxurious open-plan living and dining space, with garden and paddock views from the generous window seats and a fully equipped designer kitchen. On the first floor an impressive principal bedroom suite enjoys far-reaching countryside views, features exposed beams, a log-burning stove and a luxurious Jack and Jill bathroom with raised air bath positioned to take advantage of the rural outlook. A gorgeous second dual aspect double bedroom completes the East Wing accommodation. The Coach House shares gardens with the East Wing.

Contemporary Luxury with Distinctive Character - Stable Cottage

When creating Stable Cottage, a former stable block, the current owners took inspiration from the equestrian setting and wanted to remain faithful to the Tudor charm of the manor house but with a contemporary twist. Featuring elegant Dutch-inspired interiors, mixing raw materials of timber and metalwork, sustainable Venetian lime wash, and vertical beams to echo those at the main house, they added bespoke furnishings and impeccable attention to detail, to create refined design with effortless comfort. With its own separate entrance and private garden, this spacious, stylish, and beautifully appointed accommodation offers a handy ground floor wet room with a double rainfall shower, fully equipped kitchen, dual aspect open plan dining and living room with floor to ceiling windows and a central 360 degrees wood burner. Stable Cottage overlooks its private garden and the paddocks in one direction and the manor house in the other. On the first floor discover a wonderful mezzanine bedroom and the ultimate bathing suite with deep free-standing copper bathtub. Stable Cottage is the gold standard in sophistication, a sanctuary for those seeking privacy, relaxation, and luxury in equal measure.

Romantic Escapes Reimagined - The Coach House

Designed with indulgence in mind, the one bedroom Coach House, with private entrance, is a stylish and intimate retreat. The current owners have completely refurbished it, creating a comfortable cottage feel with English roses winding around the heavy oak door. The open-plan layout has a welcoming sitting area with beautiful beam work, contemporary kitchen and dining space, swathed in light from floor to ceiling windows. A luxury ground floor shower room features a rainfall shower with six invigorating body jets, and the room overlooks the paddocks and the Eggporium. Upstairs, a breathtaking bedroom awaits, complete with a striking freestanding copper bath designed for two and generous lounge space. It really is the perfect setting for relaxation and romance.

Nature and Nurture

The extensive grounds unfold into landscaped gardens, walled courtyards, elegant hedges, and peaceful, well-planted spaces with a variety of areas in which to relax. The patio area with its vine-covered pergola, creates a delightful outdoor room, inviting summer entertaining. Whilst a tranquil spot for relaxation this would also make an ideal yoga practice area. Further gardens wrap around the side and front of the house, with thoughtfully planted shrubs, trees and florae that provide year-round foliage and colour, a feast for the senses and a home for the birds, bees and butterflies that also call Old Hall their home. The property is extremely well-populated with a wide variety of mature trees: Silver Birch, Hawthorne, Oak, and Horse Chestnut line the drive and the paddocks, with espaliered pear trees on the side elevation and apple, damson, fig, and cherry trees in the orchard, from which the owners produce delicious preserves. The outside space here holds such versatility for those keen to embrace a sustainable lifestyle with room for polytunnels and kitchen gardens. An EV charger and solar panels already add to the sustainability of this wonderful property.

Equestrian Heaven

The equestrian facilities are superb. With a 40 x 20m all-weather manege replete with dressage mirrors and floodlights, four large stables, feed store, a large area for grooming and mucking out in harsh weather, a solarium and hot shower for the horse and donkeys and a kitchenette and loos, all within a covered barn. The post and rail fenced paddocks, all with automatic water troughs, are arranged into a large hay field and three further, smaller paddocks. An all-weather turnout area with field shelter, invaluable in wet winters, completes this image of equestrian perfection. The current owners will really miss having their horse at home and enjoying the local hacking and competition venues that abound in the area.

Woodland Walks, Celebrity Chickens and Parties

A stretch of woodland forms the perimeter of the property and provides a delightful meandering woodland walk, an enchanted forest where fairies might live. Within the gardens are the pygmy goats' daytime accommodation, the chickens' free-range paddock, henhouse (boasting Laura Ashley wallpaper and chandeliers!) and Eggporium Lounge adjoining the hen house. This summer house provides a space for humans to relax and commune with the chickens, all named for singers including Joni, Barbra, and Beyonce! A crooked path through the main island in the landscaped garden leads to Cherry Lane which spans a stretch of garden flanked by a 12 feet high enormous laurel hedge. At Old Hall there is space to cocoon and see no one, or to be together and host family and friends in grand style. The possibilities are truly endless. The current owners have enjoyed the peacefulness of easing into the day with an early morning espresso on one of the many seating areas in the tranquil gardens, as much as hosting a big birthday party for 20 with beach volleyball in the sand manege followed by a sit down dinner in Cherry Lane within the Old Hall gardens and a DJ with decks set up under the pergola, complete with glitter ball!



OLD HALL
COUNTRY BREAKS
★★★★★

















The Coach House





Stable Cottage













INFORMATION



On The Doorstep

Tilney All Saints is a pretty village located approximately four miles southwest of King's Lynn. The village boasts its own primary school, the All Saints church with its impressive tower, the Coach and Horses Inn and the Eagle Golf Centre. King's Lynn offers a good range of high street shops, cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes, making commuting easy. The road links are good too, with access to London, the North and across Norfolk.

Historic Estates, Magnificent Gardens, Beautiful Beaches, and Family Fun

Norfolk is renowned for its grand country estates and stately homes. Explore the Royal Estate at Sandringham, discover beautifully preserved National Trust properties, or explore the endless sandy beaches, rolling dunes, fragrant pine forests, and colourful beach huts. For family days out choose from wildlife encounters at Watatunga family-friendly zoo, Dinosaur Adventure Park, pony experiences at local equestrian centres and exhilarating treetop challenges at Go Ape.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [earpiece.treble.pulse](#)

Services, District Council and Tenure

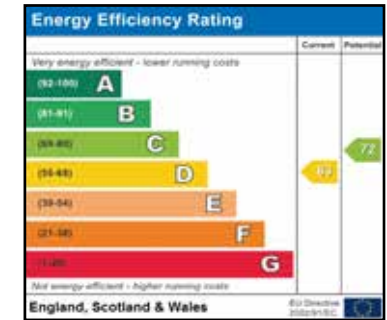
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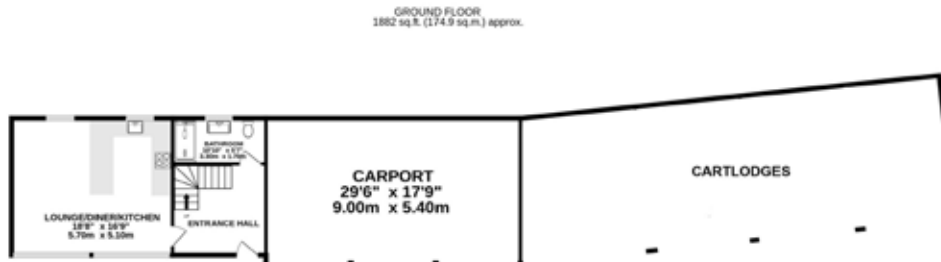




TOTAL FLOOR AREA : 2261 sq.ft. (210.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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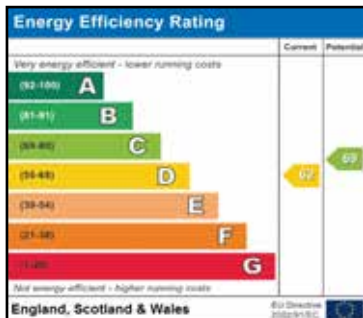
1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 2393 sq.ft. (222.3 sq.m.) approx.

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