



Introducing
Merton Hall Stable Flats,
Merton, Thetford

SOWERBYS

Enjoying a peaceful countryside setting within the grounds of Merton Hall Estate, this three-bedroom Grade II Listed, first floor maisonette apartment has undergone a full renovation. A viewing is highly recommended to fully appreciate the size of accommodation on offer. Comprising three double bedrooms, two reception rooms, a modern kitchen, utility area, and bathroom. Available January 2026 on an initial 12-month tenancy.

Upon arrival to the property, a newly built staircase leads to the property entrance. The substantial 25ft long hallway benefits from multiple large storage cupboards and provides access to the three double bedrooms and the bathroom comprising an electric shower over bath, wash basin and WC. The sitting room with impressive, vaulted ceilings and original beams has a feature fireplace and offers an abundance of space for prospective tenants desired furnishings. The property further benefits from a utility area with plumbing for a washing machine, airing cupboard housing hot water cylinder and storage cupboards.

A small flight of stairs lead to the modern kitchen which is home to an abundance of both cupboard/worktop units, an integrated cooker and space for a fridge/freezer. Neighbouring the kitchen is the second reception room, ideal for entertainment with bay window views out to the Hall and grounds.

The property is approached via a sweeping private driveway through the countryside grounds. Externally there is a lawned garden and a greenhouse for tenants to enjoy a spot of gardening. There is private parking for two vehicles in the neighbouring courtyard.

MERTON

Merton is a charming rural village situated in the heart of the Norfolk countryside. Known for its peaceful surroundings and attractive open landscapes, the village offers a tranquil lifestyle with a strong sense of community. Conveniently located close to the A11, Merton provides easy access to Watton, Thetford, and Norwich, making it ideal for those seeking countryside living without sacrificing connectivity. The area is perfect for enjoying walking routes, nature, and the unspoilt character of a traditional Norfolk village.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

G. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3words: ///unclaimed.brass.adopting



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

