



THE STORY OF
Hill House
Bramerton, Norfolk

SOWERBYS



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Hill House

Hill House Road, Bramerton, Norfolk
NR14 7EG

Substantial Period Home set in
Approximately 7 Acres (STMS)

Meticulously Renovated Throughout, with
Opulent and Sumptuous Interiors

Fine Uninterrupted Views

Truly Stunning Kitchen

Sitting Room with Fireplace and Reception
Hall/Dining Room with Floating Fireplace

Office, Cloakroom and Cellar, with
Basement Utility Room and Boot Room

Four First Floor Bedrooms, Three En-
Suite, and Family Bathroom

Top Floor Attic Suite, with Two
Bedrooms and Shower Room

Lawn, Woodland, Swimming Pool and Pool
House, plus a Range of Outbuildings

River Frontage with Summer House
and 68 Metres of Mooring

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A truly magnificent home, Hill House has been meticulously remodelled and beautifully reimagined to an exceptional standard. While its exterior still celebrates the striking original architecture - ornate brickwork, a castellated turret and elegant chimneys - the interiors offer something entirely captivating.

The ground floor has a seamless flow of contemporary living space. The reception hall sets the tone for what lies ahead, with its polished resin floor drawing you gracefully towards the raised dining area. Here, a floating wood-burning stove creates a sculptural centrepiece, perfectly framed by superb views across the grounds.

The sitting room is a wonderful place to unwind, complete with an open fire and exquisite herringbone flooring. Crittall doors and windows allow the flexibility to create intimate rooms or open-plan living, all while inviting natural light to pour through the house.



The kitchen is reminiscent of an opulent boutique bar, centred around a curved L-shaped island that makes a bold design statement. By day it is a bright, stylish hub; by night, as the lights soften and music plays, it transforms into an effortlessly elegant entertaining space. There is room for informal dining as well as relaxed seating - all positioned to make the most of the far-reaching views.

During the warmer months, three sets of glazed doors open directly onto the terrace, creating a wonderful indoor-outdoor flow. It is the perfect setting for gatherings overlooking the River Yare and the surrounding countryside.

Also on this level is a well-appointed study, a cloakroom, and a striking cellar with a glass hydraulic lid. A staircase leads down to a fitted boot room and laundry with external access - ideal for returning from long walks across the grounds.



We've completely renovated the house and gardens - it's unique, spectacular, and characterful...





The polished oak staircase rises to a generous, light-filled landing where you will find four beautifully presented bedrooms, each enjoying superb views. Three feature modern en-suites, complemented by a luxurious family bathroom.

The principal suite is the true showstopper. A vaulted ceiling and floor-to-ceiling glazing open onto a Juliet balcony that perfectly frames the sweeping landscape beyond. A sumptuous bath and shower room completes this remarkable sanctuary.

The top floor houses an imaginative attic suite, offering two charming bedrooms and a shower room - ideal for guests, teenagers or as a peaceful retreat.





Outside, Hill House is approached through brick gate pillars and wrought iron electric gates, opening onto a tree-lined gravel driveway. In the evening, the illuminated trees create a dramatic and inviting sense of arrival. There is ample parking to both the front and rear.

The grounds extend to approximately seven acres (STMS). Set high on the hill, they offer breath-taking views, sweeping lawns, established woodland, a heated outdoor swimming pool with pool house and terrace, and a selection of useful outbuildings. Planning permission has been granted for two beautiful, glass influenced renovations to the pool house and the stables.

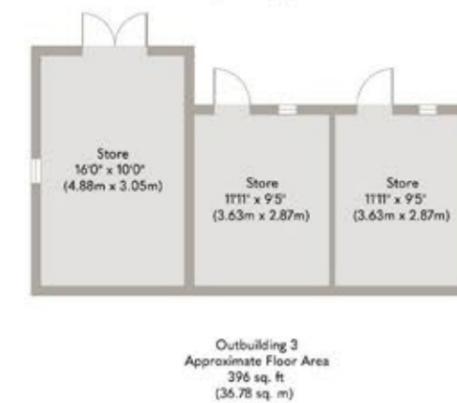
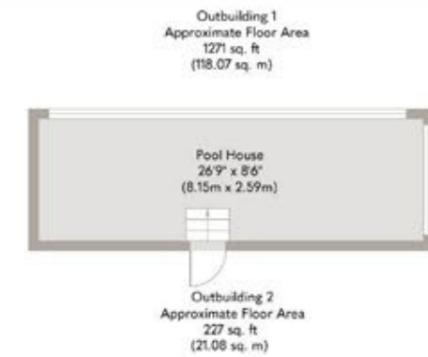
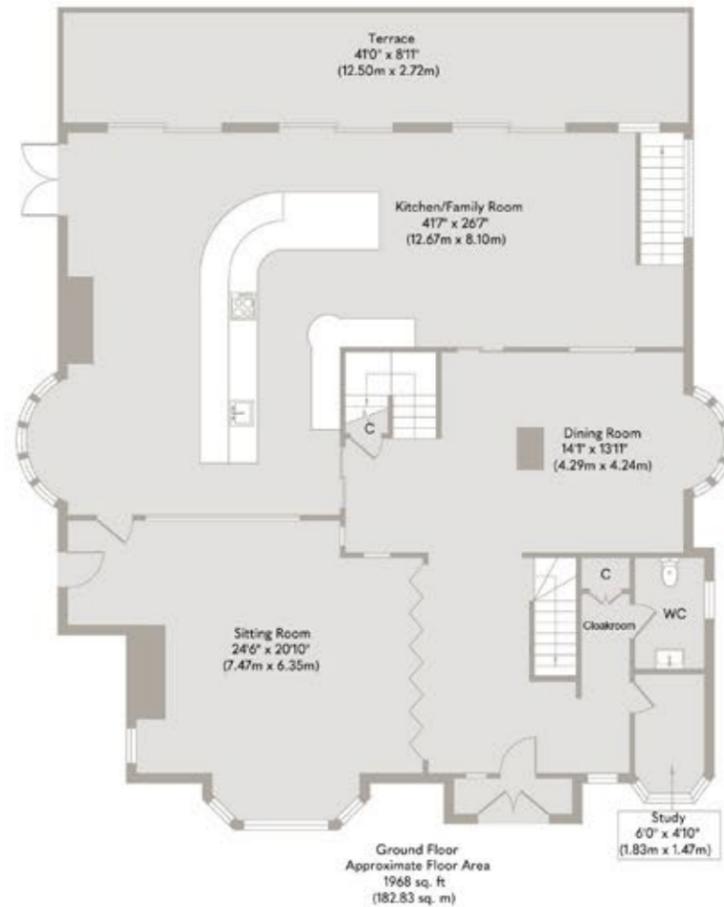
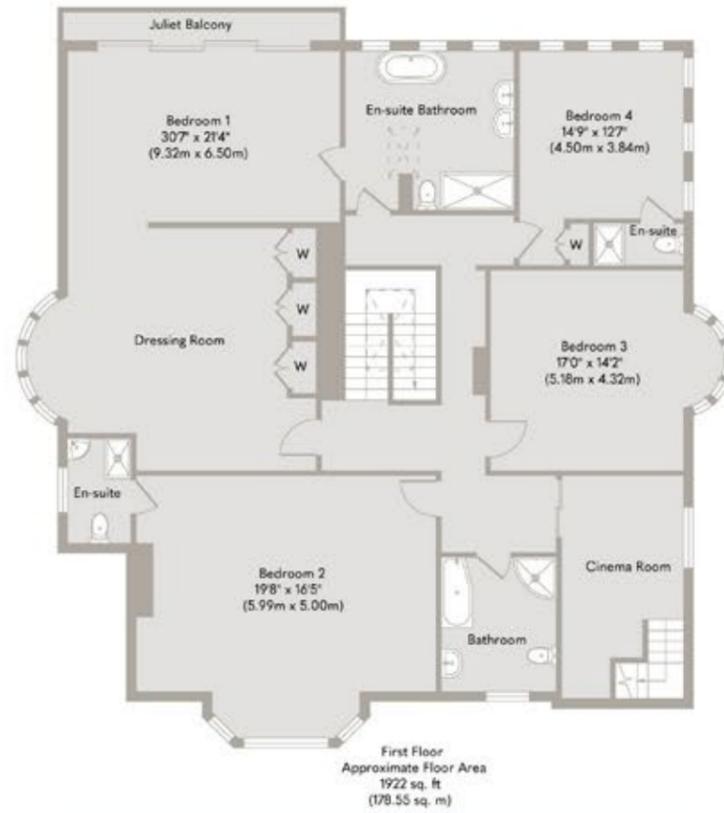
Meandering steps lead down to the river, where 68 metres of quay heading and a superb summer house provide the perfect place to escape and watch the wildlife drifting along the water's edge.

Across the River Yare lies a private parcel of riverbank - an idyllic spot for a quiet picnic or moments of complete solitude.



The views all around are
spectacular...





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 prospective purchaser or tenant. 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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Bramerton

SURROUNDED BY THE NATURAL
BEAUTY OF THE BROADS



Situated in a rural setting, Bramerton offers a peaceful and idyllic environment for residents. The village is known for its beautiful countryside on the edge of the river Yare, and a strong sense of community, with a lovely riverside pub and well-known Norfolk Vineyard.

One of the highlights of living in Bramerton is its close proximity to the city of Norwich. Just a short drive away, Norwich provides access to a wide range of amenities, including shopping centres, restaurants, cultural attractions, and entertainment venues. This makes Bramerton an ideal location for those who appreciate the tranquillity of village life but still want easy access to urban facilities.

In addition to its proximity to Norwich, Bramerton is also located near the famous Norfolk Broads. This unique and expansive network of rivers and lakes offers opportunities for boating, fishing, birdwatching, and enjoying the natural beauty of the area. Residents of Bramerton have the advantage of being able to easily explore and take part in the recreational activities offered by the Broads.

Overall, Bramerton is a desirable location for those seeking a peaceful and scenic place to live, with the added benefit of being within reach of both city amenities and natural attractions.



Note from the Vendor



The property's river frontage from above

“The best views in the county, superb river access, wonderful sunsets and more.”



SERVICES CONNECTED

Mains electricity and solar PV panels. Mains water. Drainage to septic tank. Oil fired central heating and wood-burner/open fireplace.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0022-3957-4202-4065-0204

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///bonds.chuck.entire

AGENT'S NOTE

The pool house and stables have planning consent to be remodelled if so desired. Architect designs and planning approval documents are available on request.

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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