



Morley Manor  
Deopham Road | Morley St. Botolph | Norfolk | NR18 9DF

 FINE & COUNTRY

# ELIZABETHAN HISTORY



“This incredible Grade II\* Elizabethan manor house is packed with stories of the past and original features, but has also been sympathetically extended and modernised to work effortlessly for today’s lifestyles. A superb and stunning home with enormous potential across ten acres with a range of barns, it also benefits from a highly desirable location, walking distance from Wymondham College and well placed for travel to Norwich, Cambridge and London.”



# KEY FEATURES

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- An Incredible Grade II\* Elizabethan Manor House sitting in 10 acres in the Village of Morley St. Botolph
- Six Double Bedrooms each with an En-Suite Bath/Shower Room
- The Principal Bedroom benefits from a Luxury Bathroom and an Impressive Dressing Room with En-Suite Shower Room
- Kitchen with Separate Breakfast Room, Snug, Utility & Ground Floor WC
- Sitting Room, Dining Room and Reception Hall
- Impressive New Build Garden Wing with Large Entertaining Room with Triple Aspects to the Terraces and Gardens, and a Studio with Shower Room
- Self-Contained One Bedroom Annexe with Music/Library Room and WC Above
- Large Range of Barns including Stabling and Garaging provides Potential for Development, Subject to Planning
- Parkland Style Grounds of around 10 acres (stms) with Large Bridged Pond and Tennis Court
- The Accommodation extends to 7,027 sq.ft
- No EPC Required

This is a memorable property in all the right ways! With stand-out good looks, wonderful character and charm, finished with exquisite attention to detail and offering impressive entertaining spaces, this is the perfect place in which to raise a family, to gather with friends, to own a piece of history and so much more. A large complex of barns provides enormous potential, whether for business, leisure, or perhaps as holiday lets, and the council have indicated they would be favourable to development.

## Local Links

The oldest parts of the property date back to the 16th century and it stands in the grounds of the former Manor of Shadwell and Cockerells, listed in the Domesday book. The Lord of the Manor, John Hobart, was one of the nobles who tried to enclose areas of common land in the 16th century, leading to Kett's rebellion in 1549, so the house has an interesting historical link. It was refurbished and extended in the 18th century, and several of the notable features were added then, including the sash windows, door surround with crested pediment and Doric jambs, and the magnificent and elegant staircase. As a result, the house offers a glorious blend of large beamed, high ceiling rooms and elegant Georgian grace. More recently, the house was updated and refurbished in 1992, with the owners at that time working closely with conservation officers to ensure the original character was preserved and everything retained an authentic feel.





# KEY FEATURES

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A few years later, works were carried out to convert the east wing of the house into a self-contained annexe with music/library room above. The current owners have continued to improve the property, retaining the exquisite character and proportions. A new wing has been built linking old with new to create a bright and airy garden room and studio with a sunny south-facing terrace, all reached through the newly extended kitchen, snug and breakfast room, making it perfect for day to day life and for special occasions. All works have been done in accordance with Grade II\* listed guidelines and supported by the local planning office.

## A Home For All Seasons

Whether it's big family Christmases in front of a roaring fire, evening drinks on the terrace on summer nights, competitions in the games room, tennis tournaments or simple movie nights together, this is a home where you have the space to gather, but also room to spread out and find a quiet corner. The owners are very sociable – they have a large family and often have friends staying at weekends. Living here has enabled them to host a houseful with ease and to make a lot of memories, having plenty of fun along the way. It's a house that works at every stage of family life and would be a magical place for children growing up, with plenty to appeal to teens too. The three main reception rooms in the older part of the house sit in the centre, currently a sitting room, dining room and reception hall. The latter works well when entertaining as the owners light a fire in here and people naturally gravitate to it. Wanting to create a large contemporary living area to take full advantage of the beautiful gardens, the owners have transformed the west end of the property with a bold new building that has its own distinct style yet fits with the scale and period features of the house. It has a magnificent triple aspect garden room with large patio doors and vaulted ceiling, connected directly to a double aspect studio with its own shower room. To complete their vision the kitchen was updated and extended, to provide a modern kitchen centred around a granite topped island and Aga, with new space that adds a separate utility area and a vaulted breakfast room with a wall of glass and French doors to the terraces. The new wing links to the kitchen via the snug and with large terraces linking it all together, it provides an ideal area for family living and entertaining or versatile separate spaces if desired. There is also a separate annexe in the opposite east wing of the ground floor, so there are plenty of options as to how you use the space, and the house can adapt effortlessly to every stage of family life, including multi-generational living. Upstairs, the bedrooms are spread over two floors, with six double bedrooms in total and an equal number of bathrooms – no queuing necessary!





# KEY FEATURES

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## Your Own Corner Of The Countryside

Outside the property continues to impress – the large garden room and the sunny breakfast room lead to a south-facing terrace where you can sit and look out over your own private lake. The plot here extends to around ten acres and there's every kind of garden bird you can think of, deer aplenty, a polytunnel where you can grow your own, tennis court for family tournaments and much more besides. The grounds have a parkland feel and are wonderfully private. The owners love walking their dog off lead around the gardens and there's always something new to see. There's also a large complex of barns to one side of the grounds, including stables and garaging, which offers huge potential. Previous owners were granted planning permission for a swimming pool and gym, along with several holiday cottages, and the council have indicated that they would look favourably on a new application for this. If you're keen on classic cars or bikes, or you're looking for additional hobby space the barns would be of benefit. Your children could have the pony they've always wanted, or you could move your horse from stables elsewhere and have them right here at home with you – there are so many options and the only limit is your imagination!

## Access All Areas

Location is a huge part of this home's appeal – you really couldn't ask for a better spot! You're walking distance from Wymondham College and there's an excellent primary school within the village too. While you're surrounded by open fields, you're just a few minutes from the A11, so you can get up to Norwich or down to Stansted, Cambridge or London with ease. It's ideal if you travel with work, but also makes this incredibly accessible for visiting family and friends.





















# GAMES ROOM & ANNEXE











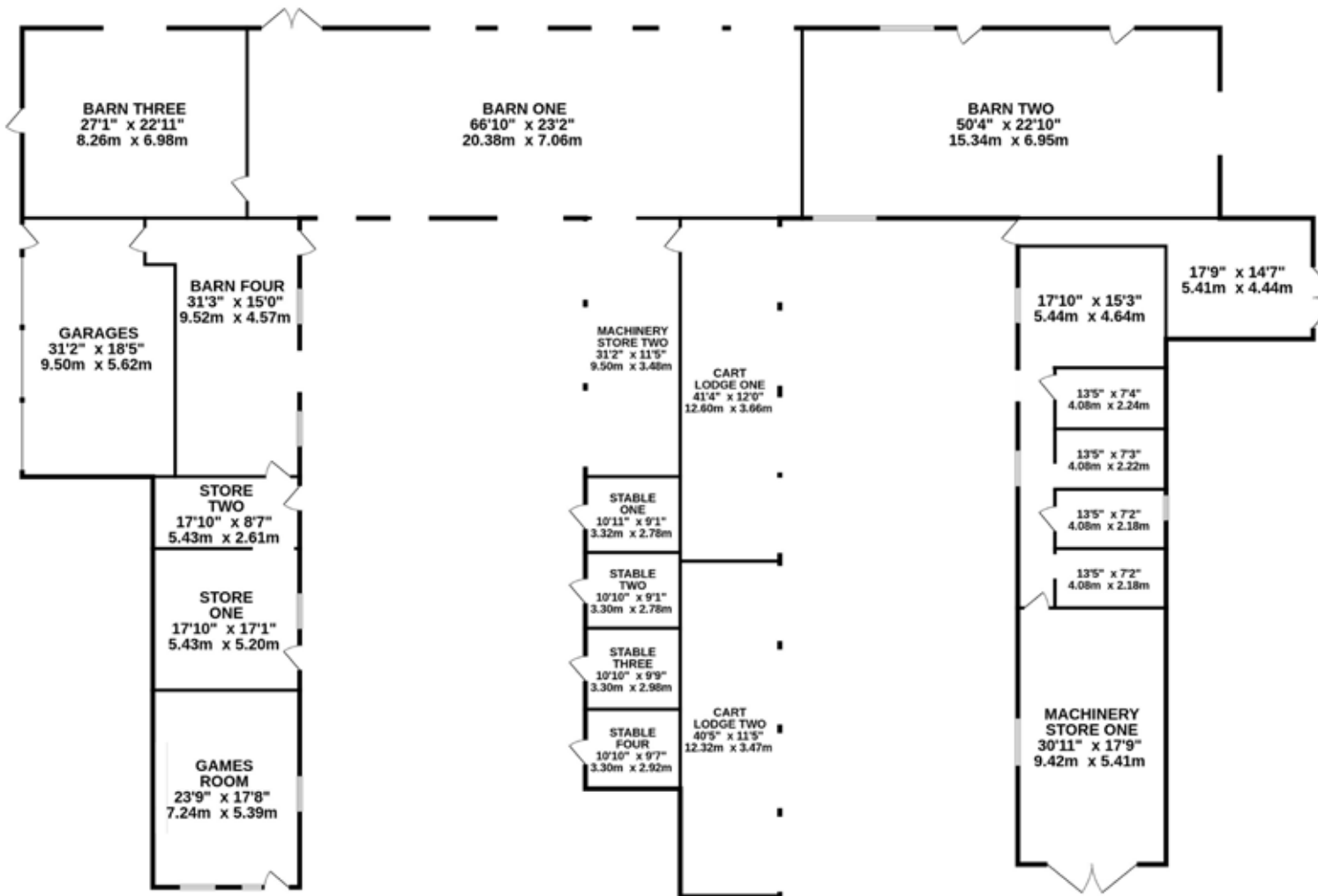








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)



OUTBUILDINGS TOTAL FLOOR AREA : 8636 sq.ft. (802.3 sq.m.) approx.  
**GRAND TOTAL AREA : 15,663 sq.ft. ( 1455.1 sq.m.) approx.**

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# INFORMATION

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## On The Doorstep

Morley St Botolph is a small unspoilt village approximately 2 miles from the A11. The market town of Wymondham is approximately 3 miles distant and has good shopping and banking facilities including excellent schools. The property is well placed for the renowned Wymondham College and private education for girls is available at Hethersett. In addition, is the Norwich School in Cathedral Close, Town Close Prep School, both co-educational and the High School for Girls in Norwich. The town of Attleborough is about 4 miles, which also offers a further range of shopping and banking facilities and there is a rail service from Wymondham and Attleborough with trains to Cambridge and Norwich.

## How Far Is It To?

Norwich, the regional centre of East Anglia is about 13 miles to the north, whilst Diss is about 13 miles to the south and both Norwich and Diss have mainline railway connections to London Liverpool Street. Norwich also boasts Chantry Place and Castle Quarter shopping malls, boutiques and independent retailers, the largest covered outdoor market in the country, cinemas, theatres, numerous restaurants, coffee shops, bars and an international airport to the north side of the city. You will also find the University of East Anglia and the Norfolk and Norwich University Hospital.

## Directions

Leave Norwich on the A11 Newmarket Road. Stay on the A11 and then take the exit towards Dereham/Wymondham B1135. At the roundabout take the 3rd exit and at the next roundabout take the 2nd exit onto Harts Farm Road B1172. Turn right onto Morley Lane and then continue onto High Common. Continue onto Deopham Road for around 1 mile and then take a turning on your right which takes you down to Morley Manor.

## Services, District Council and Tenure

Studio, Garden Room, Corridor, Kitchen and Breakfast/Utility Room are all on Underfloor Heating from a Daiken Air Source Heat Pump, the rest of the House is Radiators run off Oil Fired Boilers

Mains Water and Two Septic Tanks

Mains Electricity to the House and the Barns which are Separately Metered High Speed Fibre Connected to the House with Hard Wiring to the New Build Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

South Norfolk District Council - Council Tax Band G

Freehold

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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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