



# Hall Farm House

Church Road, Ketteringham, Norfolk, NR18 9RS

**BROWN & CO**



## Hall Farm House, Church Road, Ketteringham, Norfolk, NR18 9RS

A charming and most attractive farmhouse with romantic gardens and ample parking. Situated in a rural location, formerly being part of the Ketteringham Hall Estate.

Acreage – 0.319 acres

£550,000



### DESCRIPTION

Hall Farm House comprises a distinguished and most attractive Grade II listed period residence of considerable architectural and historic interest, and occupies a wonderfully, picturesque setting within the sought-after village of Ketteringham. Believed to date in part from the 17th century, the property displays a wealth of characterful features, thoughtfully preserved and complemented by later sympathetic additions, resulting in a charming and versatile family home.

Constructed of traditional brick and rendered elevations beneath a pitched tiled roof, the house is immediately recognisable by its attractive stepped gable and prominent chimneys. Internally, the accommodation extends to approximately 2,400 sqft and is arranged over three floors and offers well-balanced principal rooms and good sized bedrooms.

The ground floor provides a welcoming and practical layout. A generous sitting room, with an attractive inglenook fireplace with original brick hearth as its focal point, enjoys a dual-aspect outlook and direct access to the gardens. The adjoining dining room offers a more formal space, while the well-proportioned kitchen/breakfast room forms the heart of the home, with

ample space for informal dining and everyday living. The beamed kitchen benefits from a good range of wall and base units and the original brick floor adds a great deal of character. A study provides an ideal home-working environment, complemented by a ground floor bedroom and bathroom, offering further flexibility.

On the first floor are three bedrooms, including a principal bedroom of excellent proportions, alongside a family bathroom. The second floor offers three further attic rooms, currently used for general storage purposes but do have conversion potential.

Throughout the property, period detailing such as exposed brickwork, traditional fireplaces, and timber elements, while the layout remains practical for modern living.

The house is approached within a delightful rural setting and is surrounded by mature gardens that provide a high degree of privacy. The grounds are principally laid to lawn and interspersed with established hedging, trees, and well-stocked borders, creating a tranquil and quintessentially classic English garden environment. A charming seating area and pond are delightful components of Hall Farm House.

There is parking at the front of the property with ample space for a number of vehicles.

Services – Mains water, mains electricity, oil fired central heating, private drainage system (septic tank).

Local authority – South Norfolk District Council

### LOCATION

Ketteringham is a highly regarded village situated to the south-west of Norwich, offering a rare combination of countryside living with excellent accessibility. The nearby A11 provides convenient access to Norwich, Cambridge, and London beyond, while the surrounding area is renowned for its scenic countryside and walking routes.

Ketteringham Hall connection - Hall Farm House was historically part of the estate surrounding Ketteringham Hall, a notable country house with longstanding significance in the local area. Formerly serving as the principal farmhouse to the estate, the property played an integral role in its agricultural operations, reflecting its heritage as a working element of the wider Ketteringham Hall grounds. This provenance adds an additional layer of historic interest, linking the house not only



architecturally but also functionally to the history and evolution of the estate. Ketteringham Hall is naturally a major landmark across this area of Norfolk.

#### DIRECTIONS

Leaving Norwich on the Newmarket Road, continue until you reach and join the A11, continuing along this route for around 15 minutes until you reach Hethersett, turning off onto Station Lane. From there, follow Station Lane and take the next right into High Street and then turn left into Church Road, continuing along and the property is located on the right hand side and is positioned behind Pelican House.

#### AGENT'S NOTES:

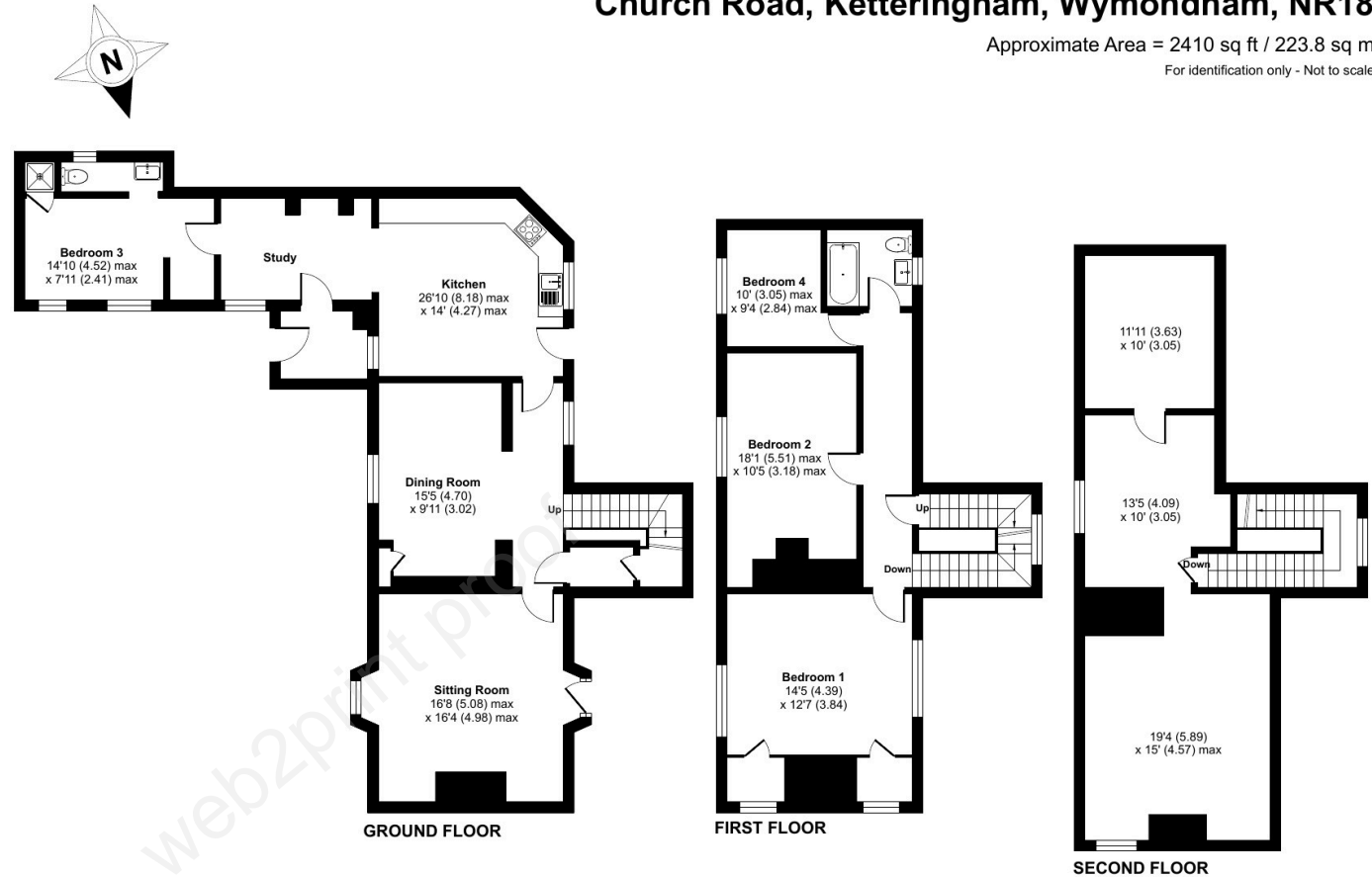
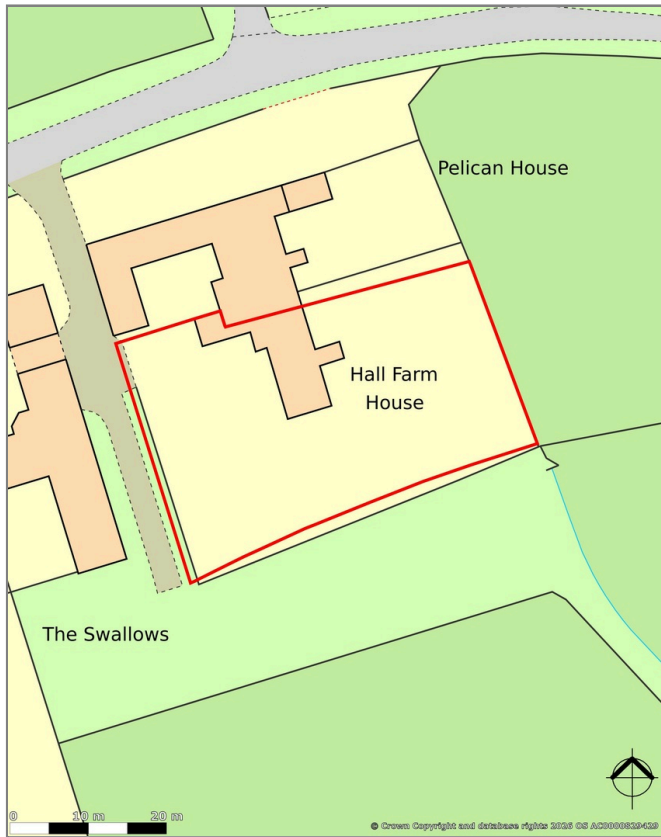
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



# Church Road, Ketteringham, Wymondham, NR18

Approximate Area = 2410 sq ft / 223.8 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1169125

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