



THE STORY OF

Northwold Hall

Northwold, Norfolk

SOWERBYS



THE STORY OF

Northwold Hall

3 Little London Road, Northwold, Norfolk
IP26 5NQ

Impressive Period Village Residence Set Within
Approx. 20 Acres (STMS) of Private Grounds

Sweeping Driveway Approach
Offering Privacy and Presence

Elegant Reception Rooms with
Excellent Natural Light

Period Character Blended with
Modern Enhancements

Stunning Rural Setting with Far-Reaching Views

Private Lake Creating a Peaceful Focal Point

Full-Size Tennis Court with
Superb Lifestyle Appeal

Stables and Paddocks Ideal for Equestrian Use

Extensive Gardens and Grounds for Entertaining

Desirable Northwold Village
Location with Excellent Access

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Positioned discreetly within approximately 20 acres (STMS) of mature grounds in the heart of Northwold, Northwold Hall is a distinguished period residence of considerable presence, combining architectural character, privacy and exceptional lifestyle appeal.

Approached via a sweeping driveway and set well back within established landscaping, the house enjoys a strong sense of arrival and seclusion. Internally, the accommodation is beautifully proportioned, with high ceilings, large sash windows and excellent natural light throughout. Period detailing has been carefully preserved and enhanced by considered improvements, resulting in a home that balances heritage and practicality with ease.

The principal reception rooms provide impressive yet comfortable living spaces, equally suited to formal entertaining and modern family life. The layout flows naturally throughout the house, offering versatility and connection between the principal rooms, while many enjoy far-reaching views across the surrounding grounds. Additionally on the ground floor is a bedroom, study and utility room.



Elegant reception
rooms and natural light
throughout.





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The setting is a defining feature of the property. Extending to approximately 20 acres, the grounds comprise formal gardens, open paddocks and a private lake, creating an attractive and peaceful landscape around the house. A full-size tennis court further enhances the lifestyle offering, while the stables and paddock land provide excellent scope for equestrian use or wider recreational interests. Outside space forms an integral part of daily life at Northwold Hall. The grounds offer a rare combination of scale, privacy and amenity, equally suited to entertaining, family living and quieter enjoyment of the surrounding environment.

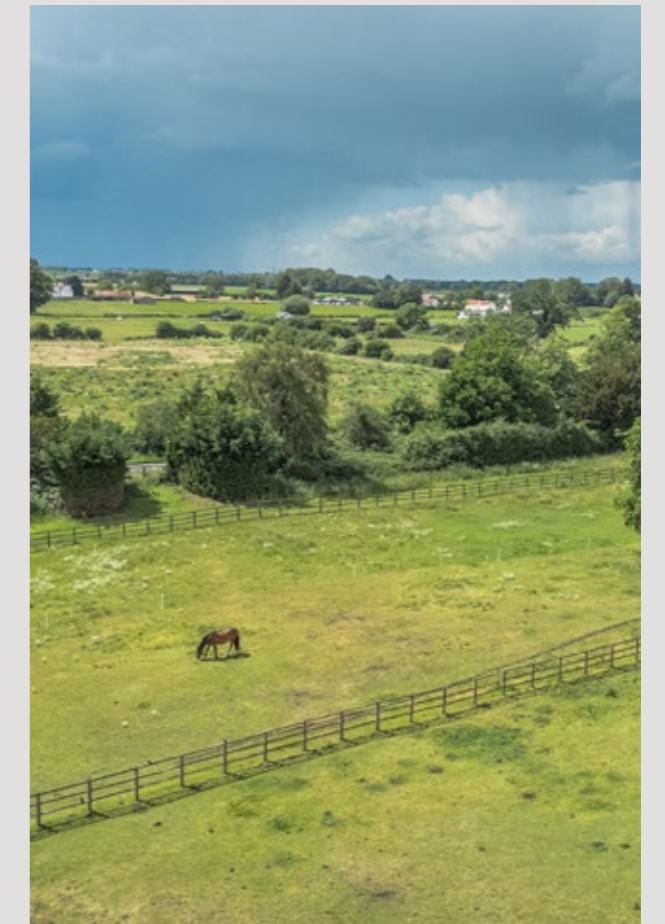
Northwold remains one of west Norfolk's most regarded villages, surrounded by open countryside yet well placed for access to nearby market towns, Cambridge and Norwich. The location combines a distinctly rural setting with excellent connectivity.

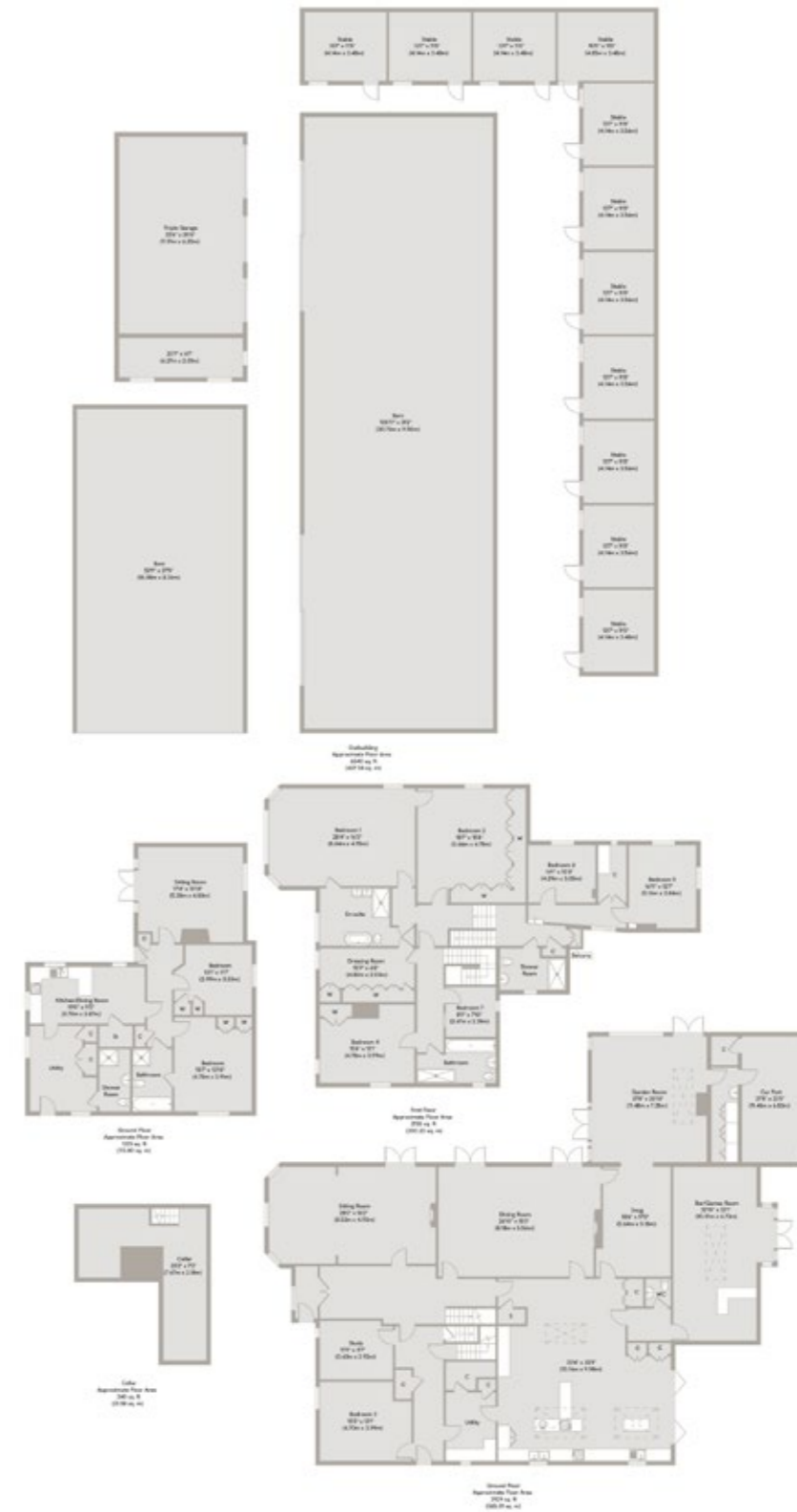
Northwold Hall represents a rare opportunity to acquire a substantial village residence of genuine character and stature, with exceptional grounds and lifestyle facilities in one of Norfolk's most desirable rural settings.

A new home is just the beginning



Beautifully established grounds reinforce the sense of seclusion and tranquility.





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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Northwold

A PEACEFUL RURAL VILLAGE
WITH HISTORIC CHARM

Northwold is a civil parish in the English county of Norfolk, lying on the edge of the Norfolk Fens and Breckland. Close to Thetford Forest, the rural village offers local shops, traditional pubs, and a welcoming village community.

Approximately 20 miles away, King's Lynn sits on the banks of the River Great Ouse and has been an important centre of trade since the Middle Ages. Its rich history is reflected in the many listed buildings that line the historic quarter, particularly along King Street, once known as "Stockfish Row" and described by Sir John Betjeman as one of the finest walks in England.

With Cambridge, Peterborough, and Norwich all within around an hour's drive, and direct rail services to London King's Cross taking approximately 1 hour 40 minutes, King's Lynn remains popular with commuters and families alike. The town offers a mix of high street retailers, independent restaurants, cultural venues, and leisure attractions, including the Majestic Cinema, the Corn Exchange, and the historic St George's Guildhall.

To the west of the town, elegant Georgian architecture surrounds The Walks, a Grade II listed historic park spanning 17 hectares. Nearby, The Red Mount, once a stopping point for pilgrims travelling to Walsingham, offers views across the surrounding parkland.



Note from Sowerbys



"A peaceful rural setting with excellent connectivity to nearby market towns."



SERVICES CONNECTED

Mains water, electricity and drainage. Central heating to be confirmed.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref: 2035-2227-4400-0087-1292.

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: ///cans.singers.deploying

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SOWERBYS

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