



Hall Farm House

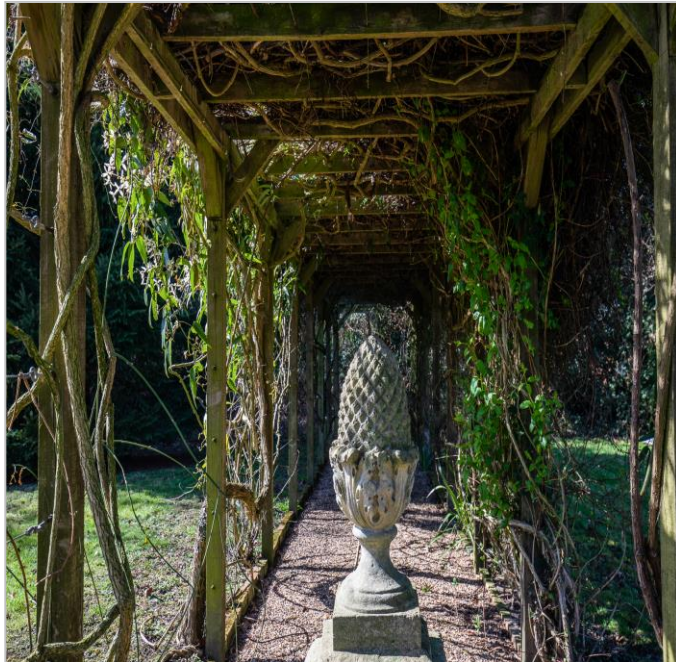
Surlingham Road, Bramerton NR14 7DN



**Hall Farm House
Surlingham Road
Bramerton
Norwich NR14 7DN**

Approximate Distances

<i>Rockland St Mary</i>	<i>2 miles</i>
<i>Surlingham</i>	<i>2 miles</i>
<i>City Centre</i>	<i>5 miles</i>
<i>Loddon</i>	<i>7 miles</i>



Brief Summary

A handsome Georgian detached farm house with Victorian and later additions, set in about 6.35 acres of parkland. Hall Farm House has a southern aspect overlooking unspoilt, undulating farmland.

Located about 4 miles from the Southern Bypass to the south-east of the city centre.

Summary of Accommodation

Ground Floor: Entrance Hall, Dining Room, Ante Room, Cloakroom, Drawing Room, Family Room, Kitchen/Breakfast Room, Pantry, Office, Double integral Garage. On the first floor is a Galleried Landing, Four Bedrooms, Two En-suite Bathrooms, Family Bathroom and Dressing Room.

Outside *The gardens have a pergola, two ornamental ponds, lawns woodland and two paddocks, extending in all to approximately 6.35 acres.*

Directions

Travelling from Norwich on the A146 towards Lowestoft, proceed under the Southern Bypass and turn left into Kirby Road. Proceed through Bixley, Kirby Bedon and where the road bends right into the village of Bramerton, turn left into Surlingham Road. Take the first right into a shared drive and then after 100 metres, turn left into the drive to Hall Farm House

Location

Bramerton is located on the south bank of the River Yare, easily accessible from the Southern Bypass and City Centre, approximately four miles distant.

The village has a church, pub/restaurant and is situated two miles from Rockland St.Mary, where there is a village shop, post office, pub/restaurant and Primary School.

The Georgian Market town of Loddon is 7 miles distant where there are Dentists, Health centre, schools, library and a vibrant community.

A wide selection of schools, such as Town Close, Norwich School, Notre Dame and the High School are easily accessible, as are the Norfolk and Norwich Hospital, John



Innes Centre and the University of East Anglia.

Local leisure pursuits include sailing, cycling and jogging at Whitlingham Broad, fishing on Rockland and Surlingham Broads or walks along the River Yare on Wherryman's Way.

Description

Hall Farm House is a part rendered, part brick Georgian and Victorian extended Farm House, set in its own grounds with a southern aspect, overlooking park and farmland.

Constructed of brick under a double hipped slate and pantiled roof, the property has been in the same family for many years and as such has a warm ambience.

The entrance hall has pavement floors and leads to a tiered dining room with a vaulted ceiling. The west wing has an Ante room and cloakroom and a formal double aspect drawing room with an open fire. The eastern wing comprises a family room with a double aspect, an open fireplace and a deep bay with attractive views.



The domestic quarters comprise a kitchen/breakfast room, with fitted wall and base units, an oil fired Aga, and separate pantry. The utility room has a Butler's sink, plumbing for a washing machine and base units. To the rear is a small office. The north wing comprises a timber clad, concrete block integral double garage. The first floor has a galleried landing and is split between the two wings. The west wing has two principal double rooms with a dressing room and a family bathroom. The east wing has two principal double rooms, both with ensuite bathrooms. EPC Rating: Band E - 39

Outside

Approached via a private drive with fenced parkland to either side, the drive leads to parking areas to the east and south side of the house. To the west side are lawns and a magnificent Magnolia tree. A path with a pergola leads to two ornamental ponds.

Services

Mains electricity and private drainage. Mains water supply. Oil fired central heating.

Local Authority

South Norfolk District Council – Tel: 01508 533633
Council Tax Band F; £2,191.15 per annum

Tenure

Freehold

Agents Notes:

- 1) The purchaser will be responsible for a fair share of the maintenance of the private drive.
- 2) Additional Lots are also available for sale by informal tender at the following guides: a) Former Piggery @ £50,000. B) Former Bull Pen at £35,000 C) General purpose portal frame agricultural building at £150,000, d) 18 acre parcel of agricultural land at £200,000 and e) Further 9.84 acre parcel of agricultural land at £100,000, sold with the usual tenant rights. Further details available from the agents.
- 3) An overage clause of 30% of any uplift in value of the property prior to 2040, that may be obtained through the grant of planning consent for any additional residential units in the parkland, will become payable to the vendors.
- 4) The sale is subject to Grant of Probate.

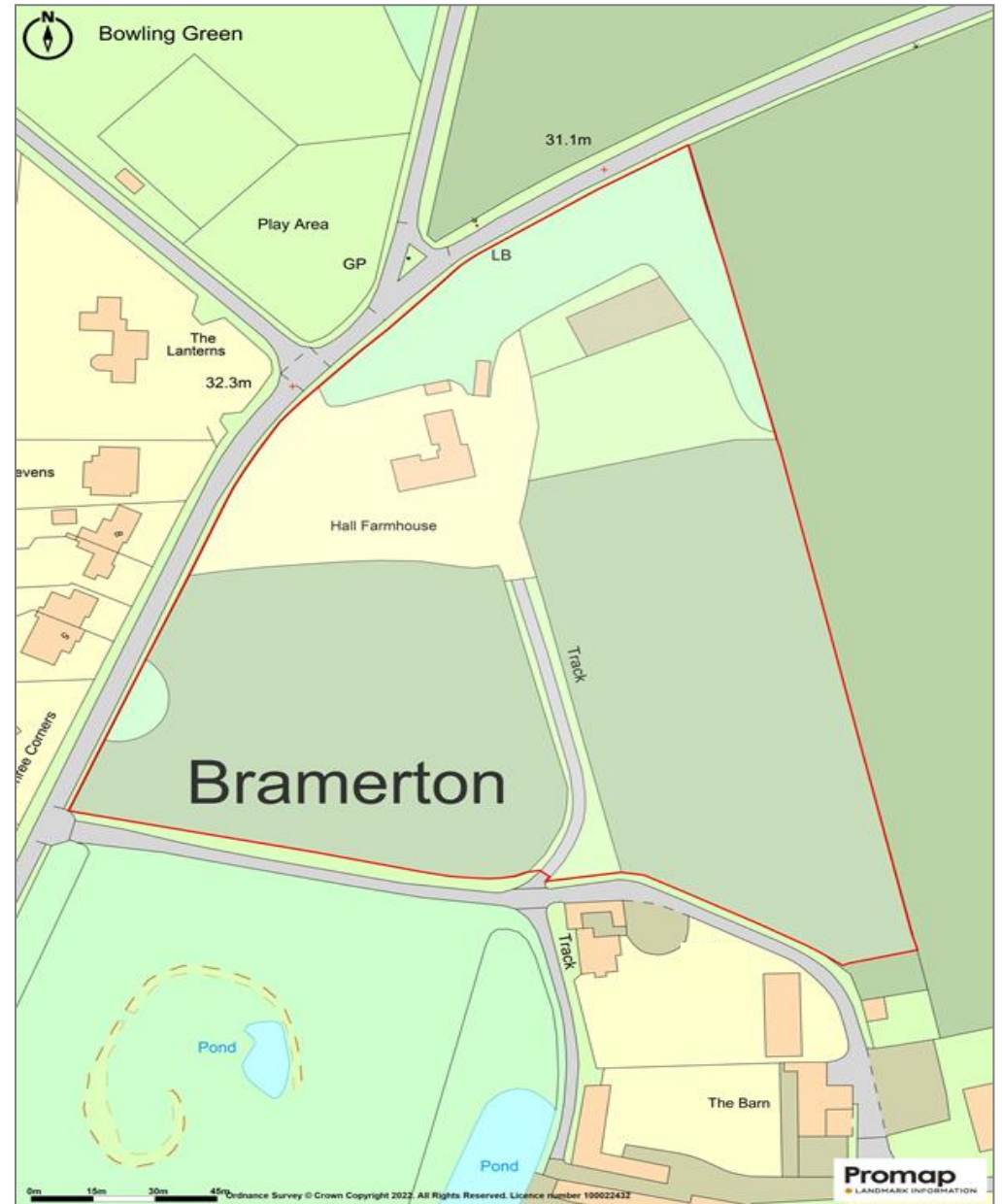
Viewing

By appointment with the Vendor's Agent only

Humberts

13 Upper King Street, Norwich NR3 1RB
Tel: 01603 661199 E: norwich@humberts.com





Hall Farm House Bramerton



Approx Gross Floor Area = 3292 Sq. Feet
= 305.17 Sq. Metres

For illustrative purposes only. Not to scale.



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