



Abbots Hall Farm House, Drabblegate, Aylsham, Norfolk

Abbots Hall Farm House, Drabblegate, Aylsham, Norwich, Norfolk NR11 6LR

A substantial and impressive period property with associated outbuildings and grounds, situated in a desirable location

Aylsham 0.5 miles, Blickling 1.5 miles,
Coast 9 miles, Holt 13 miles, Norwich 14 miles

Ground floor: Entrance hall | Kitchen | Dining room | Living room | Library | Study | Utility room | WC

First floor: Principal Bedroom with generous dressing room and ensuite bathroom, and separate family bathroom | Two further bedrooms | Landing / Study

Second floor: Two Attic rooms / bedrooms

Outside: Private driveway | Parking in the courtyard | Gardens | Lake | Series of outbuildings | Barn

In all about 2.7 acres

Grade II Listed

The property

Abbots Hall Farm House is a substantial and impressive grade II listed farmhouse dated to 1610 of red brick construction under a tiled roof, set over three floors. The property is light and airy throughout, offering well proportioned family-sized accommodation with generous reception rooms on the ground floor and spacious bedrooms set over the first and second floor and is in need of some updating. Of particular note is the dining room which houses the original front door, inglenook fireplace and is an exceptional entertaining space.



The previous owners of Abbots Hall Farm House have retained many of its original period features including internal exposed brick work and timber beams, pamment tiles and timber flooring, as well as fireplaces and sash windows.

Abbots Hall Farm House offers a unique opportunity for incoming purchasers to create a wonderful family home in an idyllic setting.

Outside

The property is accessed via a private driveway with off street parking for several vehicles and includes an old cart lodge which could be updated into modern day garaging. To the front of the property is a lawned area overlooking a lake and the gardens and grounds to the south. To the rear of the house is a range of outbuildings which offer plenty of scope for conversion to ancillary accommodation, garaging or storage areas.

Location

Abbots Hall Farm House is situated ½ mile to the north of the Georgian market town of Aylsham within the hamlet of Drabblegate overlooking open countryside with views to the River Bure valley. Aylsham has excellent amenities and is 14 miles to the north of the City of Norwich which provides a regular rail service to London Liverpool Street and Cambridge. Norwich Airport, situated to the north of the City, provides flights to domestic and international destinations.

Blickling Hall which is owned by the National Trust, is about 1 ½ miles away and the charming Norfolk beaches are 9 miles to the north where there are a wide variety of leisure activities. Schooling is available in both the private and public sectors with Gresham's School at Holt, Beeston Hall at West Runton and the Norwich School, in the centre of the City. There are extensive walks and bridle paths within the area.

Directions

From Norwich head north on the A140 and just before Aylsham turn right at the roundabout continuing along the A140 signposted Cromer. Continue for approximately 1 ½ miles on the Aylsham bypass turning left signposted industrial estate and town centre. After approximately ¾ of a mile turn right signposted Ingworth continue along this single track road for approximately ½ a mile and Abbots Hall Farm House will be found on the left hand side.

General

Local Authority: Broadland District Council (Council Tax: F)

Services: Oil fired central heating, private drainage. Mains water and electricity.

Tenure: Freehold

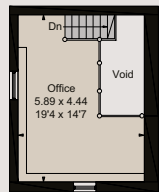
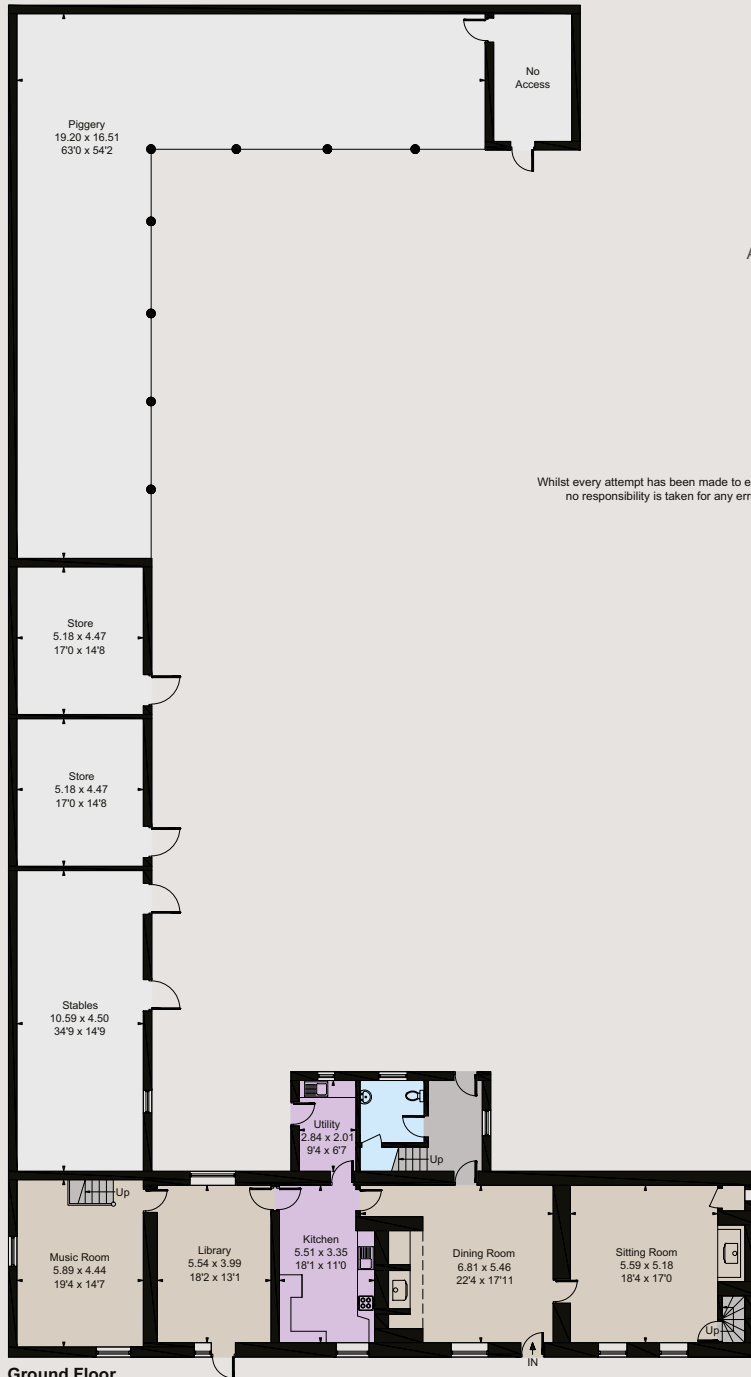
Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Guide Price: £850,000

Viewing: Strictly by appointment through Strutt & Parker.



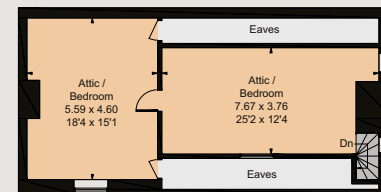


First Floor

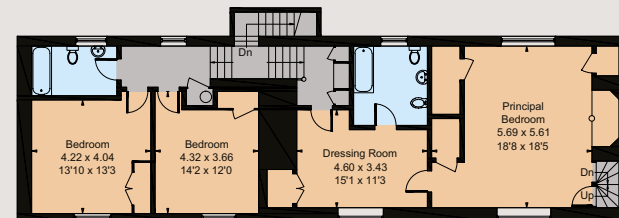
Ground Floor

Floorplans
 Approximate Gross Internal Area (Excluding Eaves & Void)
 369.0 sq m / 3972 sq ft
 Outbuildings (Including Stables / Stores & Piggery &
 Excluding No Access Rooms)
 685.4 sq m / 7378 sq ft
 Total = 1054.4 sq m / 11350 sq ft
 For identification purposes only.

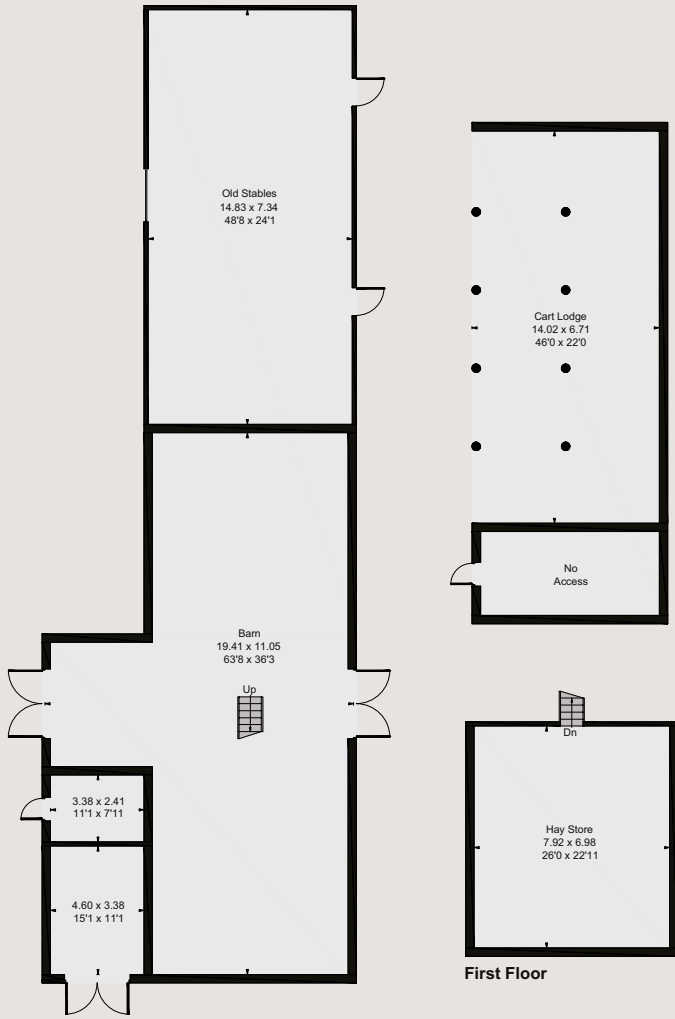
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Attic Space

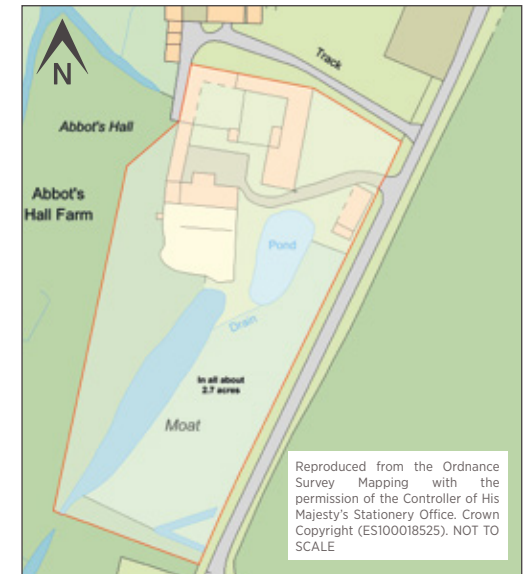


First Floor



Ground Floor
(Not Shown In Actual Location / Orientation)
Outbuildings





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