



Illington Hall, Illington, Thetford, Norfolk

Illington Hall, Illington, Thetford, Norfolk IP24 1RS

A substantial period house in need of updating and modernisation set within private gardens and grounds extending to over 2 acres

Norwich 23 miles, Bury St Edmunds 21 miles,
Thetford 8 miles, Attleborough 9 miles

Entrance hall | Drawing room | Dining room
Sitting room | Kitchen | Utility room | Study /
Bedroom 4 | Garden room | Two Storerooms
Two WC's

First floor: Principal bedroom | Four further
bedrooms | Family bathrooms

Second floor: Four further bedrooms

Cellar

Outside: Private driveway | Off street parking
Coach House | Gardens and grounds

In all just over 2 acres (sts)

EPC - F

The property

Illington Hall is a substantial and attractive period property in need of significant modernisation offering light and versatile accommodation set over three floors. The property has retained many attractive features, including high ceilings and exposed beams and provides the opportunity to create a stunning, spacious family home.

The property offers generous reception rooms throughout the first floor, and spacious bedrooms set over the first and second floors, most of which have stunning views over the gardens and surrounding countryside.



Outside

Illington Hall is accessed via a private driveway with turn circle and parking for several vehicles. The coach house opposite Illington Hall offers scope for conversion to ancillary accommodation or garage space. The extensive gardens wrap around the property and are mainly laid to lawn with shrub and hedge borders, with a number of mature trees offering the house and gardens plenty of privacy and seclusion.

Location

Illington Hall is situated in a private and secluded position in Illington. Illington is situated about 2 miles from the A11 which gives excellent access to Newmarket, Cambridge, and the South, along with Norwich and Wymondham. Attleborough has a good range of amenities and Wymondham has a Waitrose supermarket and schooling at both Wymondham College and Wymondham High School. Norwich, offers a comprehensive range of amenities and Norwich international Airport caters for both domestic and international flights. There is a regular rail service to London Liverpool Street (about 100 minutes) whilst Wymondham Station offers a regular service to Cambridge (about one hour) and to London.

Directions

Leave Norwich heading west on the A11 passing through Attleborough and Eccles and take the left hand turn immediately after the Angel pub at Larling signposted Watton, Garboldisham and East Harling. Take the right-hand turn onto the Watton Road, first left onto Illington Road and immediate right turn again onto Illington Road. Continue until you pass St Andrew's Church in Illington and take the right-hand turn and the entrance to Illington Hall can be found after a short distance on the right hand side.



Floorplans

Approximate Gross Internal Area = 537.0 sq m / 5780 sq ft
Coach House / Stores & Outbuilding = 93.3 sq m / 1004 sq ft
Total = 630.3 sq m / 6784 sq ft
For identification purposes only.



General

Local Authority: Breckland Council

Services: Mains electricity. Bore hole water from farm. Private drainage system (septic tank). Oil fired central heating.

Council Tax: Band F

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: £775,000

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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