



# Hall Farm Cottage

Matlaske, Norfolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

Hall Farm Cottage is a charming Elizabethan farmhouse with private and secluded gardens, situated in a highly sought-after north Norfolk location.

The property is a charming three bedroom Elizabethan farmhouse of timber frame and red brick construction under a tiled roof.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**OUTSIDE**



**0.51 ACRES**



**FREEHOLD**



**RURAL**



**2,848 SQ FT**



**£695,000**



## The Property

Hall Farm Cottage has a rich and interesting history dating back to the late 16th century and with the help, passion and dedication of the late John and Wendy Riches, has maintained many of its original period features and layout, offering an insight into the properties past. Hall Farm Cottage is light and airy and offers well-proportioned family-sized accommodation set over three storeys. Of particular note is the hall/sitting room which is full of character with original flooring, windows, and exposed beams and timbers and offers an excellent family and entertaining space, with views over the private gardens.

## Outside

The property is accessed via a private driveway with off street parking for several vehicles, with separate garaging, studio and range of outbuildings. To the rear of the house are formal and informal gardens which have been beautifully landscaped and maintained and offer private and secluded entertaining and reflection spaces.

## Location

Matlaske is a pretty and quaint village nestled into the north Norfolk countryside between Holt, Cromer and Aylsham. Nearby Aldborough has a public house, doctor's surgery, garage and convenience store, whilst the Georgian market town of Holt houses a vast array of boutique shops, eateries and excellent schooling with the renowned Gresham's Pre Preparatory and Senior Schools.. The North Norfolk Coast is AONB with miles of unspoilt beaches and nature reserves where numerous leisure activities can be pursued. The city of Norwich provides more extensive facilities, with the mainline station providing London links, whilst the A11 offers connections to the M11.





### Distances

- Holt 7 miles
- Aylsham 7 miles
- Cromer 9 miles
- Aldborough 3 miles

### Nearby Stations

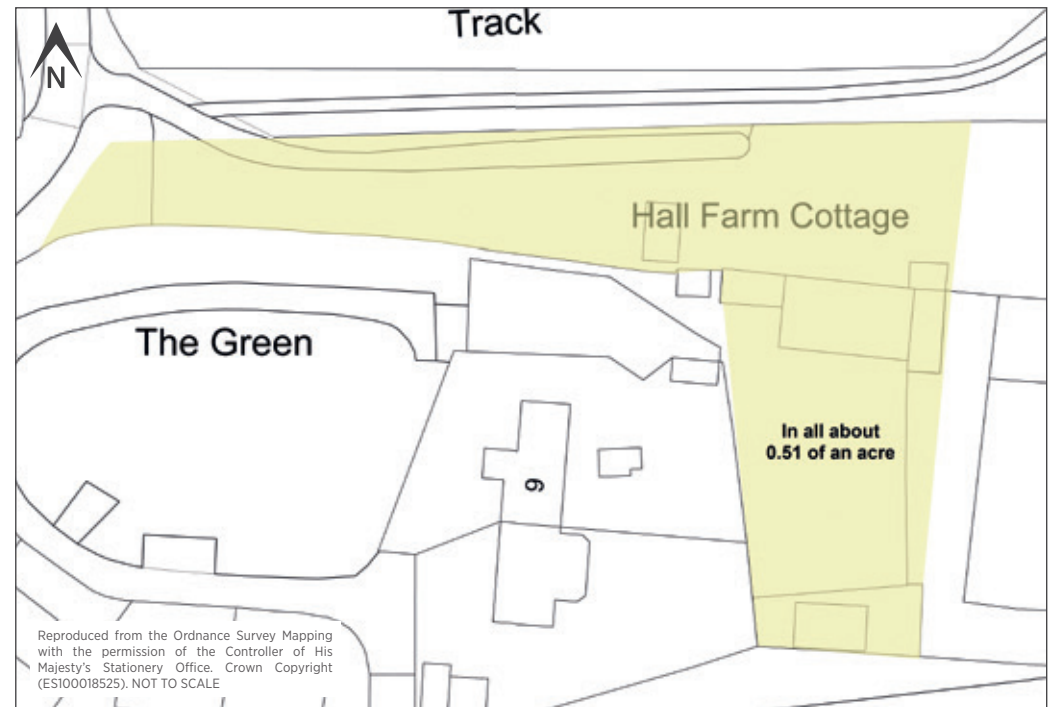
- Norwich Railway Station
- Cromer Railway Station
- Gunton Railway Station

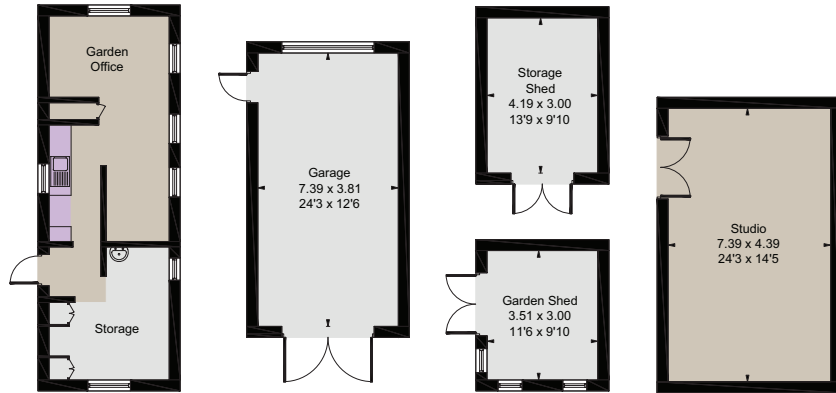
### Key Locations

- Bakers & Lerner of Holt
- Blickling Hall
- North Norfolk Coast
- Sheringham Golf Club
- Royal Cromer Golf Club

### Nearby Schools

- Gresham's School
- Norwich School
- Norwich High School For Girls
- Town Close Preparatory School
- Beeston Hall School

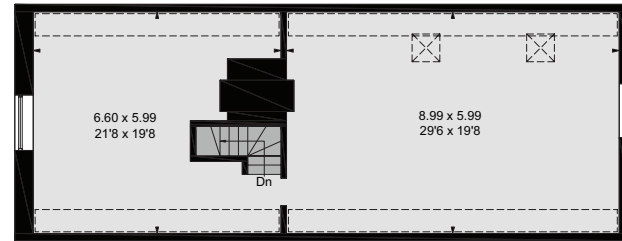




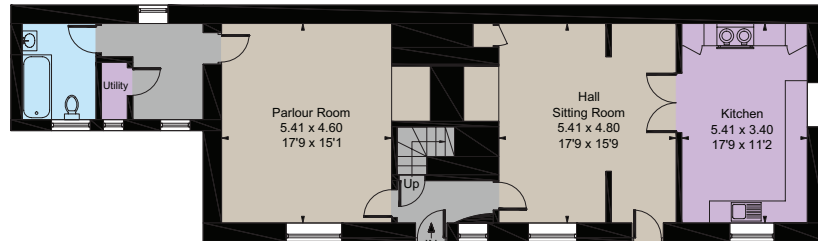
(Not Shown In Actual Location / Orientation)

**Outbuildings**

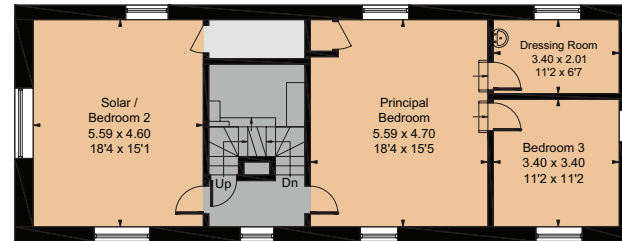
= Reduced headroom below 1.5m / 5'0"



**Second Floor**



**Ground Floor**



**First Floor**

**Floorplans**

Approximate Gross Internal Area  
**Main House:** 264.6 sq m / 2848 sq ft  
**Outbuildings:** 114.9 sq m / 1237 sq ft  
**Total:** 379.5 sq m / 4085 sq ft  
 For identification purposes only.

**Directions**

**Postcode:** NR11 7JB

**/// What3words:** coil.december.normal

**General**

**Services:** Mains water, electricity and broadband connectivity. Electric heating. Private drainage (Septic Tank).

**Tenure:** Freehold

**Local Authority:** North Norfolk District Council

**Council Tax:** Band F

**Listing:** Grade II Listed

**Parking:** Off-Street

**Viewing:** Strictly by appointment through Strutt & Parker.

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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