



Old Hall

Scarning, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A substantial 16th Century Hall with outbuildings in 5.67 acres of grounds in rural mid-Norfolk.

The Old Hall is full of well-maintained period charm with south facing walled and courtyard gardens, significant outbuildings, and woodland in over 5 acres of grounds in rural mid-Norfolk.



8 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



EXTENSIVE OUTBUILDINGS



5.67 ACRES



FREEHOLD



RURAL



9,934 SQ FT



ULTRA-FAST FIBRE OPTIC BROADBAND



The property

The Old Hall is full of well-maintained period charm with south facing walled and courtyard gardens, significant outbuildings, and woodland in over 5 acres of grounds in rural mid-Norfolk. Built of rendered timber frame and brick elevations under pantile roofs, the property provides generous flexible family accommodation.

To the front of the property are three wonderful reception rooms; a dual aspect 17th Century panelled drawing room with open fireplace and French doors out to the gardens; a dining room with inglenook fireplace with wood burning stove and original 16th Century panelled walled with a dentil cornice and access to the primary Elizabethan staircase; and hall with a front door separating a large sitting room also with inglenook fireplace with wood burning stove, access to the second spiral staircase with large storage cupboard and a separate storage room with sink. To the rear of the property is a light filled fitted kitchen with pamment floor, oil fired Rayburn range cooker, electric oven, wine fridge, and dishwasher all

integrated within country style units under marble and solid wood work surfaces. Adjacent to the kitchen is a breakfast room with windows and door out to the south facing courtyard garden. Further downstairs accommodation includes a study, side kitchen, guest wc, a back hall with external door as well as a utility room, a further sitting room, office and bathroom, these could be used as a self-contained annexe with its own access, secure from the main house. Upstairs on the first floor, the property enjoys three large generous bedrooms, the Principal Bedroom has an ensuite bathroom and access to the second staircase, a large exposed beam bedroom with listed features, a large bedroom with walk-in wardrobe space, a separate family bathroom and a smaller single bedroom. On the second floor are a further two bedrooms, one with ensuite bathroom with access to the second staircase, accessed via a room used as a sitting room room, but could be used as another bedroom, as well as another separate bathroom.





The accommodation is presented in good condition throughout and enjoys many period features such as exposed timber beams, brickwork, fireplaces, mullion windows, all in which would expect from a Grade II Listed house of this style. It provides flexible accommodation for modern living including super-fast fibreoptic broadband.

Outside the south facing courtyard garden is incredibly attractive featuring a flagstone terrace and lawn garden flanked by an impressive timber framed Bothy with a garden storage room, a large courtyard dining or sitting area in the middle and a storage room at the side. Beyond the courtyard, an expanse of lawn wraps around the property to the south and east where the boundaries are walled. Further to the south is a wood which features a hobbit hole with wood burning stove, a pond and then a meadow with paths with an array of wildflowers. To the front of the property is an attractive walled lawn garden with deep herbaceous border and gate through to the side gardens. The property is approached through a brick and flint wall onto a gravel driveway and parking area leading to a detached garage block comprised of 2

single bays, a double bay and a storage room and an adjacent substantial agricultural barn.

The property has 5.67 acres of land.

Location

The Old Hall is situated on a quiet lane in a rural countryside location in mid-Norfolk. The market town of Dereham is 2.5 miles northeast with a vast array of amenities. Access to the A47 is just over one mile away with the market town of Swaffham 11.5 miles away which has further amenities including a Waitrose supermarket. 18 miles east is the Cathedral City of Norwich, the regional centre offering a comprehensive range of commercial entertainment, cultural amenities and excellent schooling. Norwich has a main railway station providing a regular service to London. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.



Directions

Postcode: NR19 2LG

Heading west on the A47 towards Swaffham, go past the Dereham junction continuing for 1.4 miles. Take a left turn onto Fen Road followed by a left turn at the T junction and then right onto The Broadway. Follow this road for 1.2 miles onto Watery Lane and the Old Hall will be on the left-hand side.

/// What3words: solar.jumbled.simulator

General

Services: Oil fired central heating, mains electricity, private water and drainage. Ultra-fast fibre optic broadband.

Tenure: Freehold

Local Authority: Breckland Council

Council Tax: Band F





Floorplans

Approximate Gross Internal Area
Main House: 466.2 sq m / 5018 sq ft
Outbuildings: 456.7 sq m / 4916 sq ft
Total: 922.9 sq m / 9934 sq ft
 For identification purposes only.

Distances

- A47 1.3 miles
- Dereham 2.5 miles
- Swaffham 11.5 miles
- Norwich 18 miles

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.

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.

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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Norwich

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