



**Old Hall**  
*Church Road, Blofield, Norfolk, NR13 4NA*



Old Hall  
Church Road  
Blofield  
Norwich  
NR13 4NA

A rare opportunity to secure a private, quiet and particularly handsome Georgian house built in 1805, set in the middle of wonderful landscaped gardens in this popular village, 5 miles east of Norwich

**Approximate Distances**

Brundall	1 mile
Southern Bypass and Northern Distributor Route	3 miles
South Walsham and Broads	4 miles
Norwich City centre	7 miles
Great Yarmouth	15 miles

**Accommodation Summary**

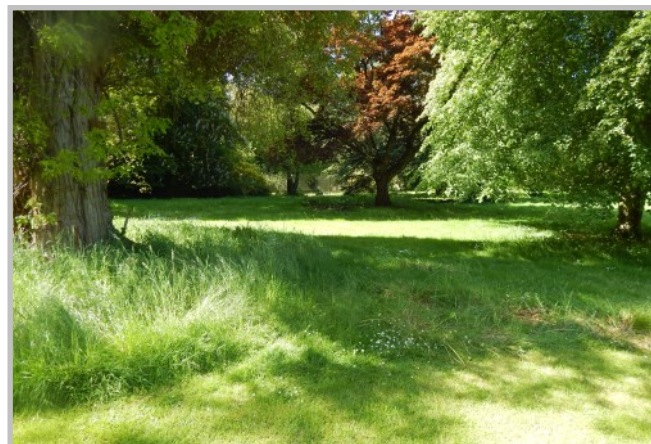
**Old Hall**

Entrance Hall, Cloakroom, Study, Drawing Room, Dining Room, Kitchen, Pantry, Breakfast Room, Store, Laundry Room, 2 Cellars, Boot room. 6 Bedrooms, 3 Bathrooms, Store. **Outbuildings;** extensive gardens of about 5.27 acres. Additional paddock available.

**Coach House**

Garaging and storage with a first floor flat over comprising: Sitting Room, Kitchen, Bathroom and 2 Bedrooms.

Offers in region of  
£1,650,000







## DIRECTIONS

Heading east on the Yarmouth Road from Norwich, continue through Thorpe St Andrew, to the Postwick Interchange and join the A47. Continue to the next roundabout and take the third exit onto the old Yarmouth Road. Continue to the traffic lights and turn right into Stocks Lane. After a short distance, turn left into Church Road and the drive to Old Hall will be found on the left opposite the Church.

## SITUATION

Old Hall is situated opposite the Church of St Andrew and St Peter in the village of Blofield, which has a public house (Kings Head), a doctor's surgery, a library, newsagent, post office/convenience store, a fish and chip shop, florist and a hairdresser,

Brundall has further shopping facilities, bus services and a rail station with regular services to Norwich taking 10 minutes and where onward connections to London Liverpool Street take 110 minutes. Norwich International Airport is approximately 20 minutes drive via the Northern Distributor Route. The Norfolk and Norwich Hospital, John Innes Centre and University of East Anglia is a similar distance via the Southern Bypass.

Schools in the vicinity include Blofield County Primary School, Norwich School, Town Close Preparatory, Norwich High, Notre Dame and Hewett Schools. Leisure pursuits include sailing, fishing and bird watching on the Norfolk Broads, golf courses in Blofield, Caister, Sheringham and at Sprowston Manor Golf and Country Club. The sandy beaches of the Norfolk Coast are about 15 miles distance.

## DESCRIPTION

### Old Hall

Old Hall is situated in the centre of its lovely mature gardens with a southern aspect, constructed of solid brick under a hipped slate roof, built in the year of the Battle of Trafalgar, during the Napoleonic War.













The entrance hall has large flagstone floors leading to three south facing reception rooms ideal for entertaining with high ceilings. Many of the original features have been retained with shuttered sash windows, cornicing and attractive fireplaces with Adam style surrounds. The east wing comprises the kitchen, a large breakfast room, laundry room and store. There are two cellars.

On the first floor are six bedrooms and three bathrooms with additional storage space. The gross internal area of the accommodation in the Hall extends to approximately 508m<sup>2</sup> (5,468ft<sup>2</sup>). The property would benefit from updating.

The Old Hall is hidden from Church Road, and surrounded by private grounds with a walled garden to the east, lawns to the south and a kitchen garden to the north. To the west are further grounds, an orchard and a disused former hard tennis court. The grounds extend to 5.27 acres. A drive leads around to the Coach House where there is a garage block with a first floor flat and storage.

The property would benefit from updating. It is not Listed, nor set in a Conservation Area, but it is situated within the Village Settlement Boundary.

### **The Coach House**

A detached brick and tile block comprising a double garage, with workshop/storage on the ground floor and a self contained two bedroom flat on the first floor. The flat extends to about 90m<sup>2</sup> (968 ft<sup>2</sup>) and has recently been let on an Assured Shorthold Tenancy at £780 pcm.

### **SERVICES**

Mains electricity, water and drainage is connected. (Not tested). Oil fired central heating.

### **LOCAL AUTHORITY**

Broadland District Council - 01603 431133  
Council Tax Band    Old Hall    G    £2,654.40  
                                 Flat        A    £1,061.76

### **ENERGY PERFORMANCE CERTIFICATE**

Old Hall — Band E  
Coach House Flat—Band D

### **VIEWING**

Strictly by appointment with the vendor's agent

## **Humberts**

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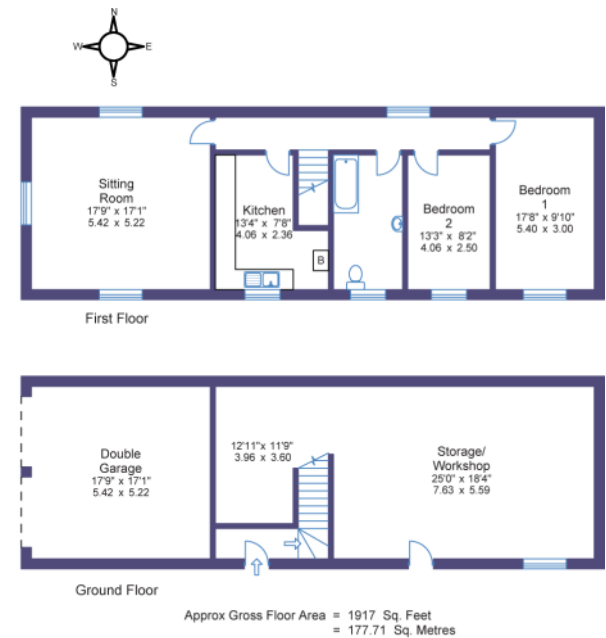
E: [norwich@humberts.com](mailto:norwich@humberts.com)

### **Agent's Note**

Opposite the Old Hall, on the south side of Church Lane, adjacent to the Church is a paddock (with a water supply), extending to 1.33 acres that may be available to purchase by separate negotiation.



# Old Hall, Blofield



## Coach House At Old Hall, Blofield

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