



A fine and well restored Grade II* 16th century house set in extensive moated grounds with far reaching views

Wacton Hall, Wacton. Norfolk

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Wacton Hall, Wacton. Norfolk

Norwich: 12 miles

Long Stratton: 2 miles

Diss: 8 miles

- front entrance porch, reception hall, drawing room, sitting room
- dining room, cloakroom, kitchen/breakfast room with Aga, conservatory
- utility, boiler room, further cloakroom/boot room
- first floor: 4 main bedrooms, 3 bathrooms (2 ensuite)
- second floor, 2 large bedrooms, bathroom 4
- traditional outbuildings including garaging, log shed and storage, partly moated gardens and grounds

In all about 6.15 acres (est)



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Directions

Leave Norwich travelling south on the A140 Ipswich Road driving through the villages of Newton Flotman and Tasburgh. Just beyond the centre of Long Stratton turn right at the traffic lights into Flower Pot Lane, signposted Wacton on Hall Lane. Drive out of Long Stratton and proceed through the village of Wacton. Where the road bends sharply to the right at the end of the village, continue straight ahead into Sallow Lane which leads from Hall Lane. Follow this small lane almost to the end and the entrance to Wacton will be found on the right hand side.

The Property

Wacton Hall is a well restored and architecturally important Grade II* listed 16th century manor house in a lovely rural setting overlooking the 80 acres of grassland which is Wacton Common. The Hall has a three storey porch with angle shafts and finials and a round arch doorway with pilasters.

The house has been beautifully restored and looked after with the majority of the renovation works carried out from 1994 which included re-wiring, re-plumbing, the installation of a new heating system and boiler. In addition a damp proof course has been installed together with timber treatment. A rear single story wing was added providing an additional sitting room, cloakroom and conservatory.

The restoration has been carried out to a high standard taking care to enhance and preserve as many of the fine original features of the house as possible. Many of the rooms have some fine beams and there is an elegant drawing room with 18th century panelling. Several of the ground floor rooms have solid oak floors and a new staircase in solid oak has been installed from the inner hallway, in addition to the main original staircase. A high level of insulation was also added to the roof during the restoration and the property has oil heating together with a 2 oven oil-fired Aga.

We draw your attention to the floor plans as to how the accommodation is arranged.

Architectural Notes

The property is a 16th century house. Long range mostly rendered timber frame. Brick faced north end. Steep black glazed pantile roof with gabled ends. Two storeys and attic. Three storey gabled porch near centre with octagonal angled shafts with finials, round arch doorway with cornice over and

semi-octagonal shafts above, original door and heavy moulded doorcase. Three widely spaced windows to left of porch and two to right of porch. 18th/19th Century, 3 and 4 light casements with later drip moulds. 18th Century pilastered doorcase on right with entablature and semi-circular fanlight. Brick chimney stack on north end with 3 octagonal flues with moulded bases. External brick chimney stack at rear (west) with 2 octagonal flues. Interior; staircase, dog-leg type, with moulded balusters and newels. Room in north end with 17th and 18th Century panelling with niches flanking fireplace. Ceiling beams in first floor rooms with ovolo moulded chamfers.

Situation

Wacton is a pleasant rural village situated approximately 12 miles south of the fine city of Norwich and 8 miles from the market town of Diss. Basic shopping facilities can be found in the neighbouring village of Long Stratton approximately 2 miles to the east. Diss has a main line electrical rail service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes. Schools in the private sector are in Norwich.

The house is approached by a small lane which terminates just beyond Wacton Hall to a farm and barn conversion. The house occupies a rural position overlooking about 80 acres of grassland forming Wacton Common.

Outside / Gardens and Grounds

The house is approached from a quiet lane through a pair of brick piers onto a gravelled in and out drive which leads past the front of the house. The drive passes through an attractive and established orchard and leads on to a double open-fronted garage, constructed of old stock brick with a pantile roof. There is power and lighting supplied. There is a further brick and pantile outbuilding with sliding timber doors measuring 25'5" x 20'1" (7.74m x 6.12m) and there is an area of lawned garden with various mature shrubs and trees. The majority of the garden lies to the rear and south-west of the house and is mainly put down to grass. There is a stone paved terrace with French doors leading off the conservatory as well as a small enclosed courtyard area serving 2 further outbuildings/stores. There are some fine trees including walnut, lime and copper beech.

A large part of the moat bounds the garden to the south-west and then leading on to the paddock areas. There is also a field shelter suitable for stabling. To the south-west of the moat is a further field or meadow put down to grass and hedged and the

vendor has put various stakes to embark the boundaries on the far field. The gardens and grounds extend in all to 6.15 acres (est).

Services

Mains water, mains electricity, private drainage, septic tank, oil-fired heating, oil-fired Aga.

Local Authority

South Norfolk District Council, Long Stratton. The postal code for the property is NR15 2UL.

Agent's Note

There is a public footpath/right of way running east to west across the northern meadow.

Fixtures and Fittings

Items regarded as fixtures and fittings including carpets, curtains, light fittings, kitchen appliances and garden ornaments are excluded although some of these items may be available by separate negotiation.

Viewing

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

NB Floor plans prepared by Hobson Associates and are for guidance only. Savills do not accept any responsibility for their accuracy.

Important Notice

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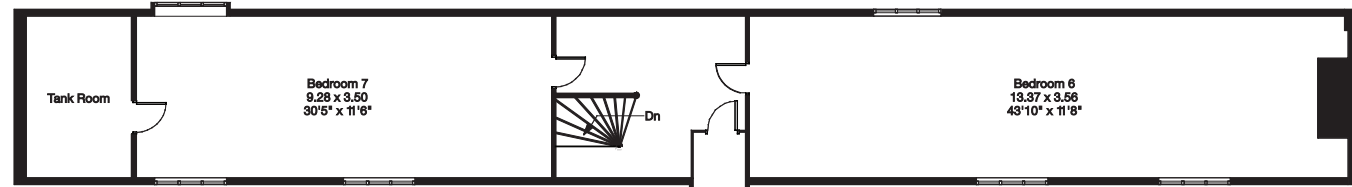
Wacton Hall, Wacton

Gross internal area (approx):

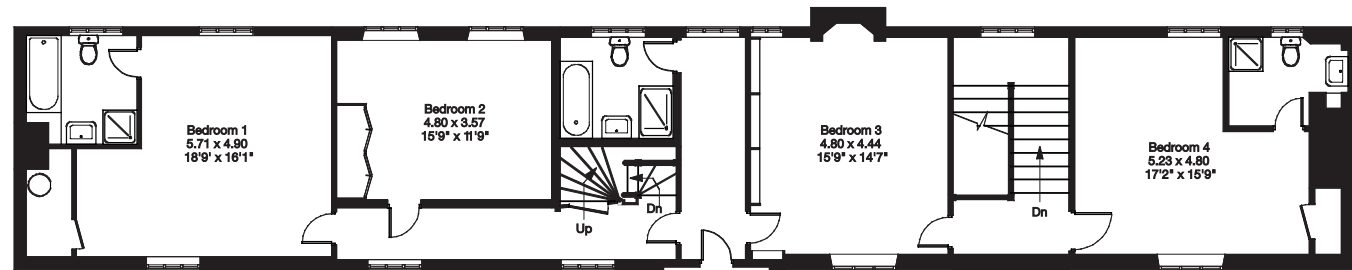
574 sq m (6178 sq ft)

For identification purposes only Not to scale.

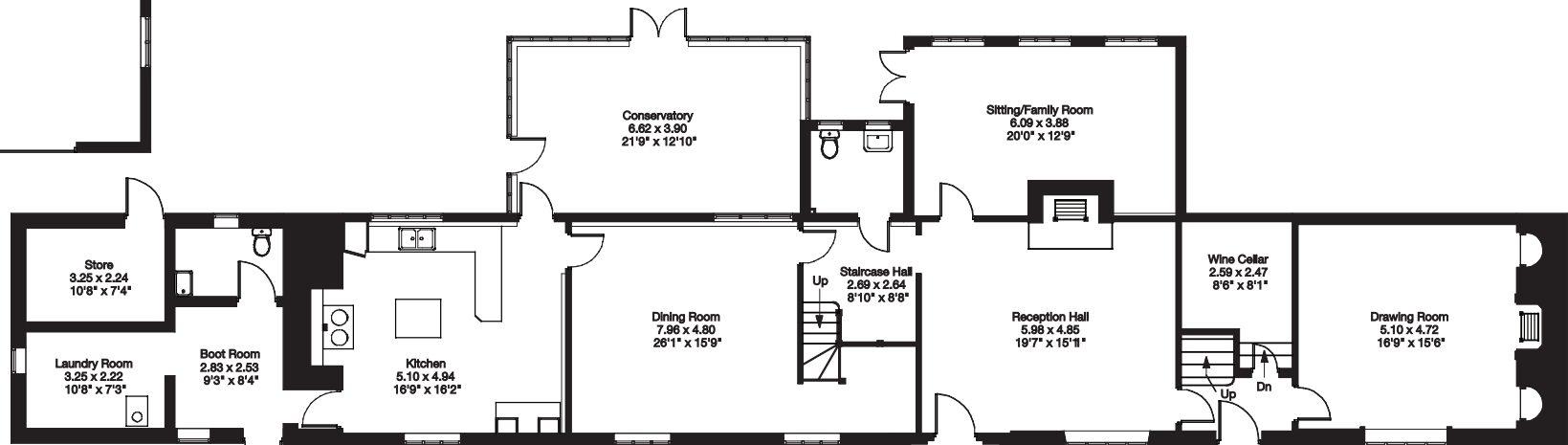
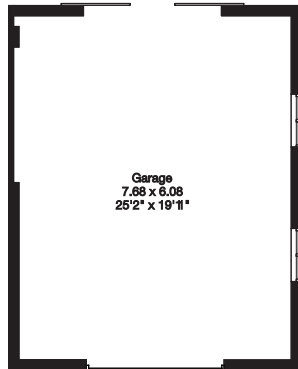
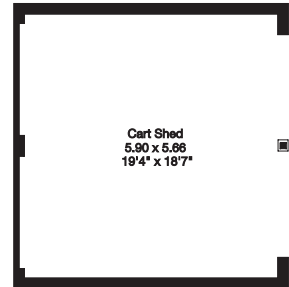
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Second Floor



First Floor



Ground Floor

