



SOWERBYS

## HALL FARM

Mill Road, Briston,  
Norfolk, NR24 2JF







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- Historic Grade II Listed Residence
- Five Generous Bedrooms and Two Bathrooms
- Characterful Sitting Room and Dining Room
- Farmhouse Style Kitchen/Breakfast Room
- Utility, Pantry and Ground Floor WC
- Picturesque Walled Gardens Approaching Half an Acre (STMS)
- Abundant Period Features
- Large Parking Area with Three Bay Car Port
- Range of Outbuildings

Holt Office

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Dating back to the early 17th century, 'Hall Farm' is one of the oldest houses in the area and is steeped in local history and heritage. Once commonly known as 'Briston Hall' this historic, Grade II Listed residence boasts a wealth of period features including exposed timbers, inglenook fireplaces and cast-iron grates, window shutters and seating, stripped pine latch doors and an ornate hand carved staircase. The handsome façade features a two-storey gabled 'stair turret' that is rendered and set under a traditional pantile roof. Modern features have been subtly integrated into this fine home and includes oil-fired central heating with the recent installation of a new oil-fired boiler and hot water cylinder. Further recent improvements by the present owners includes a new bathroom suite, extensive refurbishment of the roof and a new electrical consumer unit.

The accommodation in the main house, which is set over three floors, extends to around 3,500sq ft. and briefly comprises; Entrance hall set back from a sheltered veranda, formal sitting room with exposed beams and a beautiful inglenook fireplace with stove, formal dining room with a substantial inglenook open fireplace, farmhouse style kitchen, impressive pantry, separate utility room and guest WC. An ornate, turning staircase with hand carved balustrade rises to the first floor where there are three principal bedrooms and two bathrooms. A winding staircase leads to the second floor where there are two further double bedrooms with vaulted ceilings and a loft room/sixth bedroom.

To the front of the property, there is a wonderful, formal garden with central pathway leading to the covered entrance with lighting. There are well stocked shrub borders and flowering borders, shaped lawns and views out towards the village green. A side gate leads around to the rear garden and parking area. At the rear is a set of timber double gates leading into a large, shingled parking area with covered three - bay car port. The rear garden has two main lawns with a variety of mature fruit trees and raised vegetable beds. On the rear boundary is a range of traditional barn outbuildings that currently consist of a studio fitted with power, lighting and underfloor heating. A further attached barn currently provides flexible storage options and the potential for further enhancement.

'Hall Farm' offers a rare opportunity to purchase an important, landmark period residence set in a village community with excellent local amenities including an excellent butchers, bakers and village store. The Georgian market town of Holt is less than 5 miles away with a wider variety of amenities and the highly renowned Gresham's School. The North Norfolk coastline is around 9 miles away with easy access to famous coastal destinations such as Blakeney, Cley and Wells-next-the-Sea.

























## LOCATION

Hall Farm commands a desirable location looking out over the historic village green at Briston. Briston is an old wool village between Fakenham and Holt with easy access to the north Norfolk Coast, an Area of Outstanding Natural Beauty. There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops and a Post Office. There is an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

## SERVICES CONNECTED

Mains electricity, water and drainage. There is also a private water supply but not currently being utilised. Oil fired central heating.

## COUNCIL TAX

Band to be confirmed.

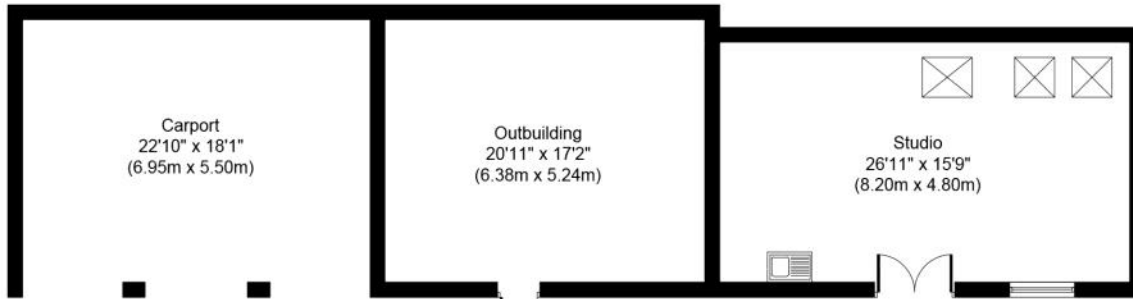
## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.



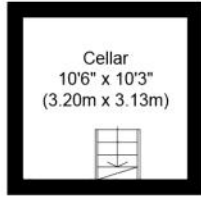
These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give representation or warranty in respect of the property.



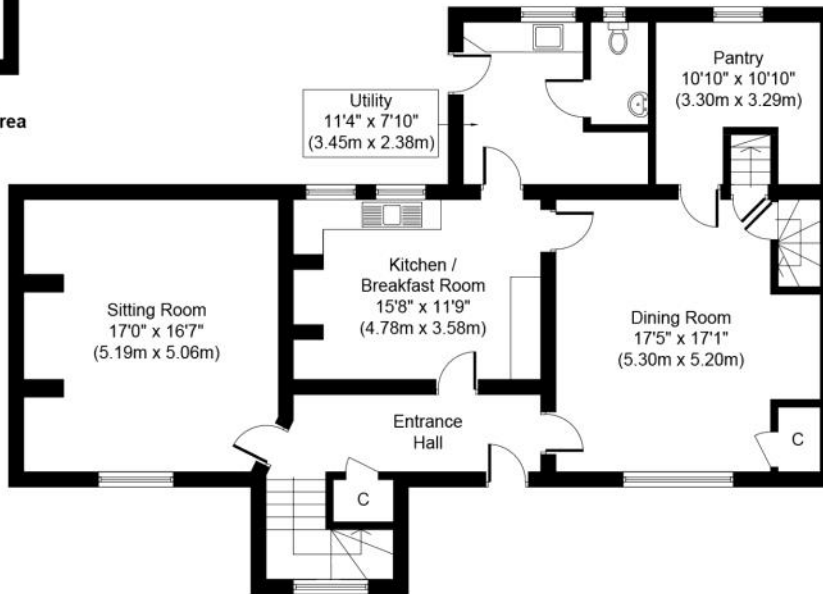


(Not Shown In Actual Location / Orientation)

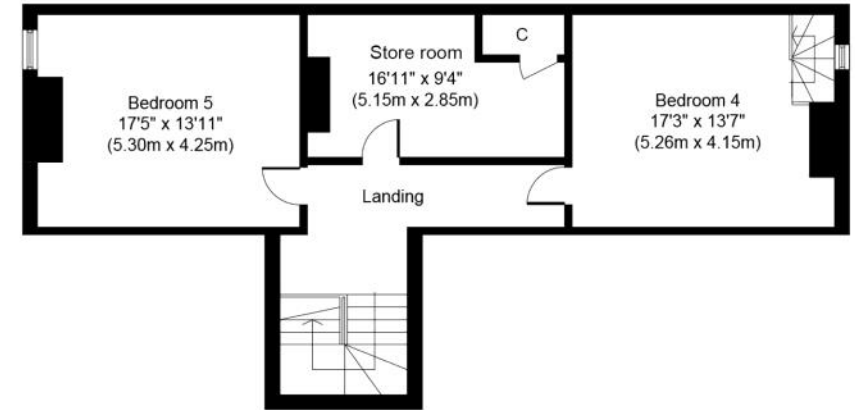
**Outbuilding  
Approximate Floor Area  
(Excluding Carport)  
801 Sq. ft.  
(74.4 Sq. m.)**



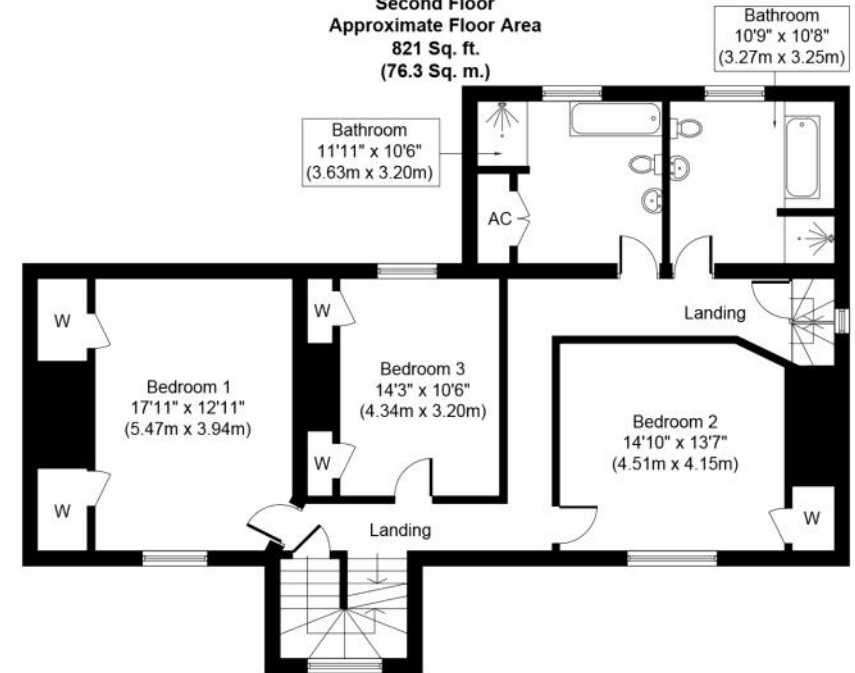
**Cellar  
Approximate Floor Area  
115 Sq. ft.  
(10.7 Sq. m.)**



**Ground Floor  
Approximate Floor Area  
1268 Sq. ft.  
(117.8 Sq. m.)**



**Second Floor  
Approximate Floor Area  
821 Sq. ft.  
(76.3 Sq. m.)**



**First Floor  
Approximate Floor Area  
1268 Sq. ft.  
(117.8 Sq. m.)**



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 purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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