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THE STORY OF  
Reedham Old Hall  
*Reedham, Norfolk*

SOWERBYS

An aerial photograph of Reedham Old Hall, a large country house with a prominent stone tower, surrounded by lush green fields and trees. The house is situated in a rural setting with rolling hills and a clear sky.

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THE STORY OF

# Reedham Old Hall

2 Church Road, Reedham, Norfolk  
NR13 3TZ



Stunning Country House

Elegance and Character

Incredible Setting

Six Bedrooms

Fine Drawing Room

Sociable Entertaining Terrace

Heated Swimming Pool and a Tennis Court

Formal Grounds, Meadow and Paddocks

Incredible Views

Ten Acres (stms)



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“Reedham Old Hall is incredibly elegant - but yet incredibly homely.”

As you traverse the gravelled tree lined drive, a classic white Georgian façade sets the scene. This is something out of a beautiful classic English painting.

Reedham Old Hall is the epitome of a country house.

Wake up to fine views of the neighbouring church; a classic atmosphere of county

living whilst being on the edge of the village.

From the moment you enter via the black entrance door, the hall way does not fail to deliver. An elegant staircase and fine floor delivers you through to an equally impressive reception room.





Its beautiful feel with ornate detailing to the ceilings, stylish fireplaces and stunning windows allows so much light to flood in. You can just picture your guests here, sampling a tippie from the cellar and nattering over canapés - and of course they'll float on to the formal drawing room.

But in a home which promises to deliver it all, there is more intimate space for times spent with family. A kitchen breakfast room is waiting for breakfast rush hour and the evening catch ups, the music room for secret escapes or instrument master-classes, and a dining room for sophisticated dinners.

“Every room has its own charm. The drawing room is calming and great in the winter with the wood burner roaring away. .”

Upstairs, four wonderful well laid-out bedrooms and three bathrooms provide a corner for every member of the family to make their own on the first floor.

Delighting those who explore the Old Hall, on the top floor two bedrooms, a playful den and bathroom are tucked away.

But look closely, a secret staircase is hidden in this home. Find out, and you'll be rewarded with a space to escape from daily life - a cosy snug to curl up and while away the day.





Looking for a slice of Norfolk countryside?

The Old Hall offers a fine range of traditional outbuildings; The Coach House with lapsed planning consent for conversion would make an ideal annexe.

Outdoor living at its best with a wonderful entertaining terrace with heated outdoor swimming pool, plenty of seating space and covered dining area, perfect for lazy summer parties.

“We escaped London to have peace and tranquillity as well as bring the children up in a wonderful house and location.”

Anyone for tennis? The well-marinated hard tennis court sits perfectly within the grounds.

Exploring the grounds from formal lawns, meadows, productive orchard, stunning backdrop brick wall, a secret garden and the most amazing views are to die for.

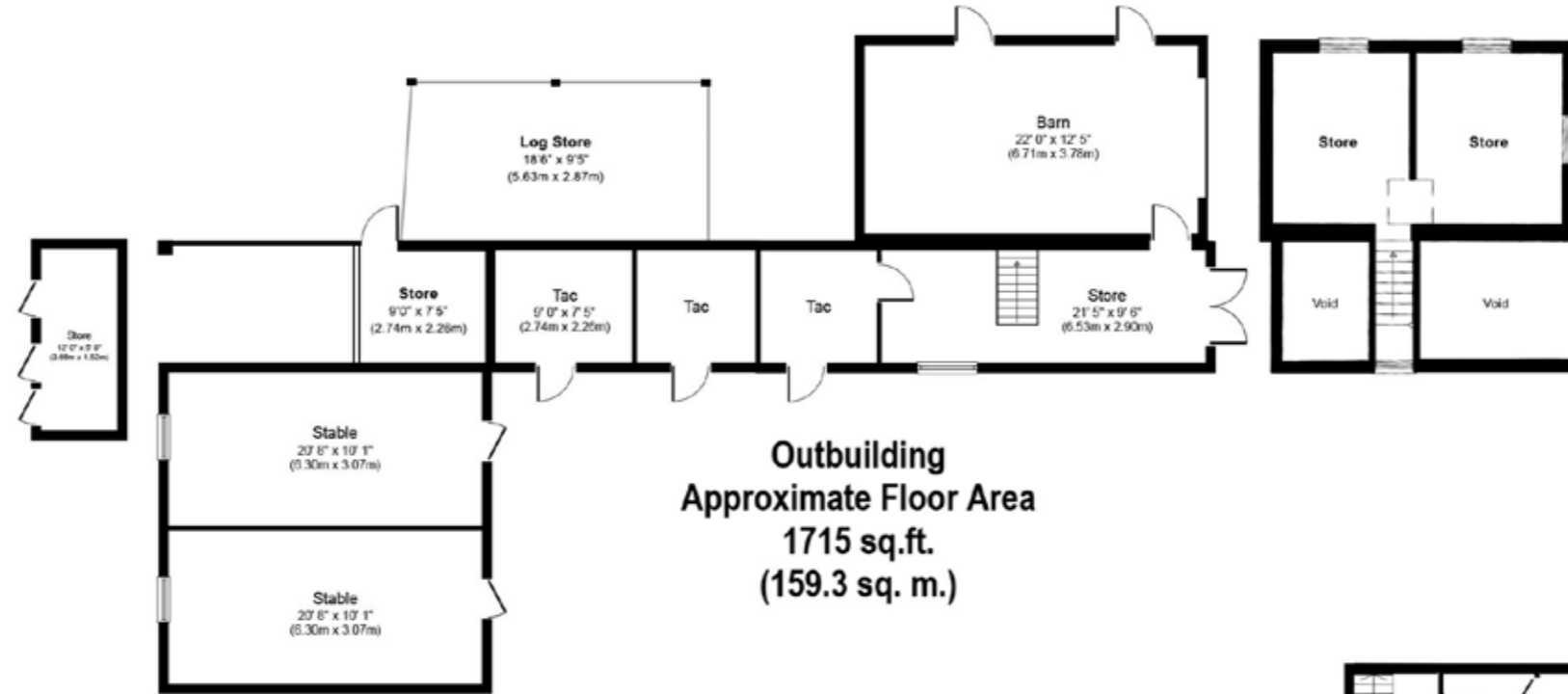
Paddocks are included with stables and a field shelter.

This is a country house which really does have it all.

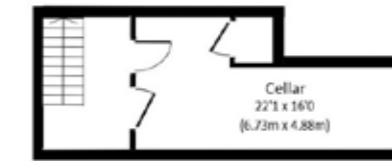




**Garage**  
Approximate Floor Area  
**344 sq. ft.**  
(32.0 sq. m.)



**Outbuilding**  
Approximate Floor Area  
**1715 sq.ft.**  
(159.3 sq. m.)



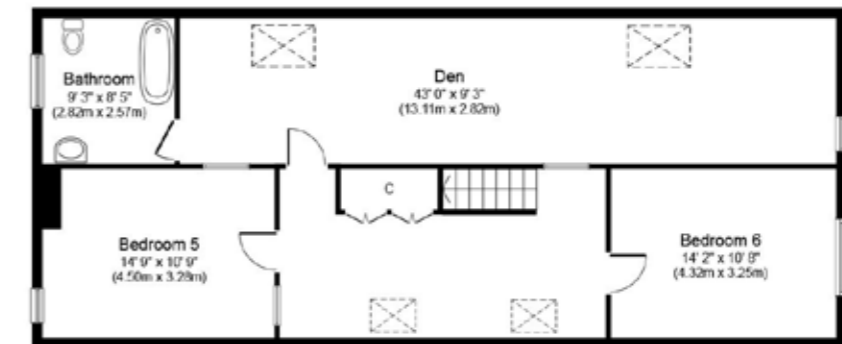
**Cellar**  
Approximate Floor Area  
**353.05 sq. ft.**  
(32.8 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**2,012 sq. ft.**  
(186.9 sq. m.)



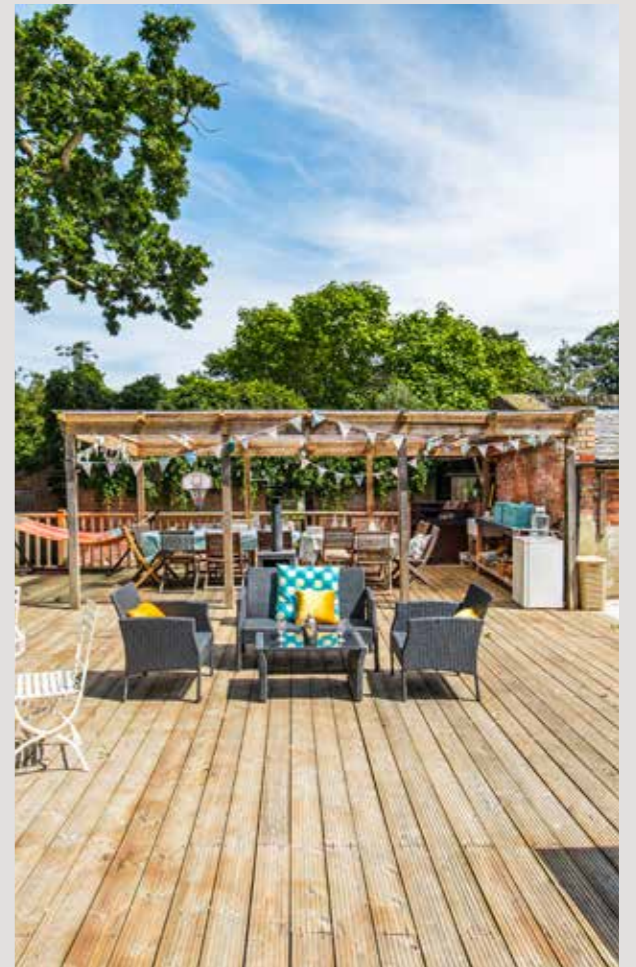
**First Floor**  
Approximate Floor Area  
**1,710 sq. ft.**  
(158.9 sq. m.)



**Second Floor**  
Approximate Floor Area  
**1,026 sq. ft.**  
(95.3 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.







ALL THE REASONS

# Reedham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Located with The Broads, Reedham is on the north bank of the River Yare.

The area is a popular tourist destination for those exploring the lower reaches of the river.

The village is also famous for having one of the last remaining railway swing bridges and this was spoken about by train enthusiast Michael Portilio in a BBC programme in 2012. It has its own train station with a train journey only around 20 minutes to the city.

The village is located around 12 miles east of Norwich, so for access to an array of amenities it is not too far to travel.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a

county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



*Note from the Vendor*



“We love the house’s amazing setting next to the church.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Private drainage.  
Air source heating pump and oil heating. Pod Point Electric Vehicle Charger.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

E. Ref:- 7190-6672-0722-7023-3903

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

# SOWERBYS



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