



THE STORY OF

Richmond Hall

Saham Toney, Norfolk

SOWERBYS



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Richmond Hall

94 Richmond Road, Saham Toney, Norfolk
IP25 7EX

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An Elegant, Country Residence within the Heart of Norfolk

Set within 23 acres (STMS) of Formal Gardens,
Paddocks, Parkland and Woodland, with a Large Lake

Accommodation totalling 4,711 Sq. Ft. of Living
Space, Renovated to an Exceptional Standard

Array of Outbuildings, Including Stabling and
Storage with Potential for Conversion (STPP)

Six Beautifully Appointed Reception Rooms

Sophisticated Kitchen and Grand Reception
Hallway with Galleried Landing

Up to Six Bedrooms, Two En-Suites and Family Bathroom

Impressive Avenue Approach, with Automated
Electric Gates and Ample Parking Space

Double Garage/Workshop and Summerhouse

Additional Access for Larger Vehicles

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SOWERBYS WATTON OFFICE

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“Over the last two years the house has been completely rejuvenated...”

A set of elegant automatic gates marks your arrival at this majestic country residence. Opening to a central avenue which is flanked by mature hedging, you're led through lawned gardens to Richmond Hall, the perfect countryside retreat.

Encompassed within an impressive 23 acres (STMS), you can become absorbed in your own country estate. The large lake, formal gardens, post and rail paddocks and acres of parkland and woodland provide plenty to explore. It's perfect for raising a family without ever having the need to leave your grounds.

Alternatively, put the space and the abundant outbuildings to use in a new business venture – subject to the relevant consent there's potential for these to be converted to holiday accommodation or equestrian facilities, and many more possibilities besides.

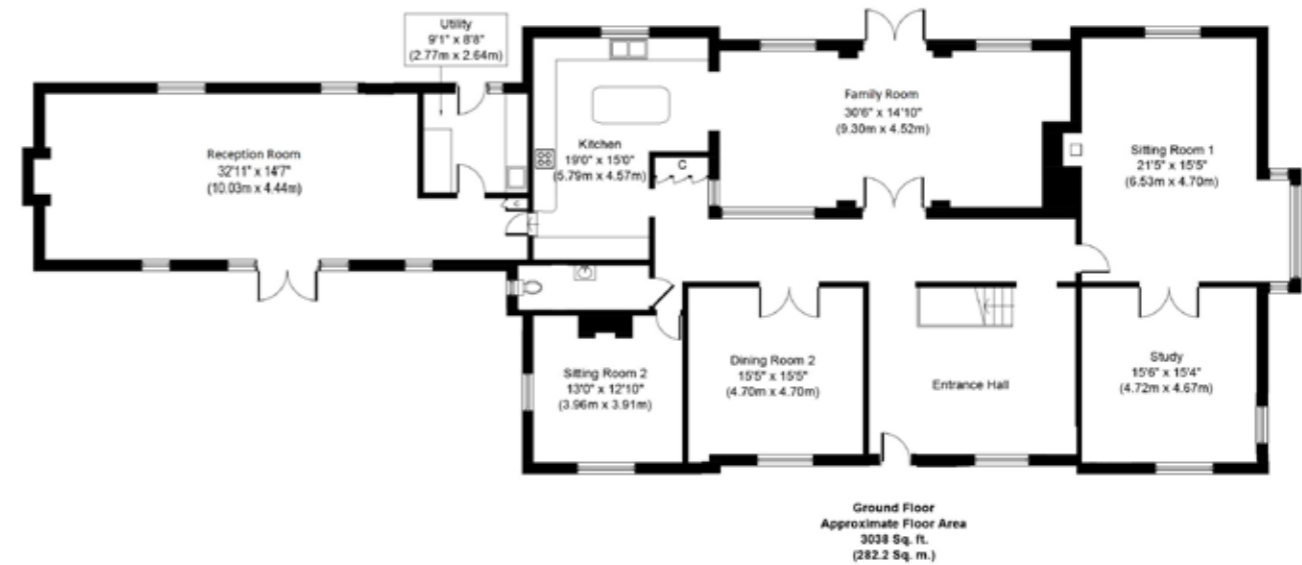
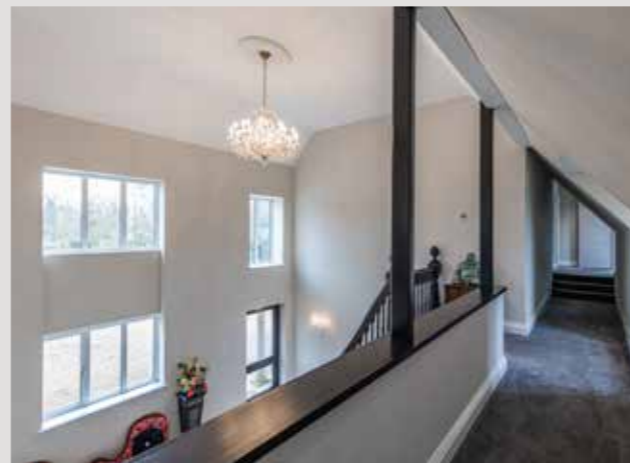
The current owners have completely transformed the property, instilling a sense of luxury and attention to detail, whilst retaining some beautiful features. An impressive hand-crafted staircase takes centre stage in the impressive reception hallway and rises to the galleried landing.





Over 4,700 sq. ft. of accommodation includes six reception rooms; there's a space for every occasion. The family room is a large and versatile space where everyone can be together, and quiet evenings are best spent in one of the cosier sitting rooms with a good book or a film. Classic, shaker style units and a stone-topped central island give the kitchen a sophisticated edge, and dinner parties can spill out from the neighbouring dining room onto the terrace. When you're not entertaining, take a peaceful moment to relax on the terrace and watch the sunset. The wood-panelled study with large full-height window makes an indulgent home office.

The first floor galleried landing provides an impressive view over the grand reception hall and leads out onto the roof terrace. Six generous bedrooms are perfect for accommodating guests or a larger family. The luxurious principal bedroom suite has a dressing room and a recently upgraded bathroom. The en-suite to bedroom two has also benefited from a recent upgrade, and the remaining bedrooms share the four-piece family bathroom.



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.



The formal gardens to the rear of the property enjoy a pleasant south-westerly aspect, and are mainly laid to lawn, with an impressive water feature. Dotted with mature trees, the views are impressive at any time of year, and a seating area is ideal for taking in the beautiful sunsets.

To the side of the house is a two-bay garage with Hormann automatic doors, and a third bay currently in use as a gym. There is a substantial outbuilding with a separate driveway, parking area and gated access from the road (formally a country clothing store) which provides excellent potential for change of use/conversion, subject to the necessary consents. In addition, you will discover a large

“Sunsets from the terrace or the family room are simply a picture.”

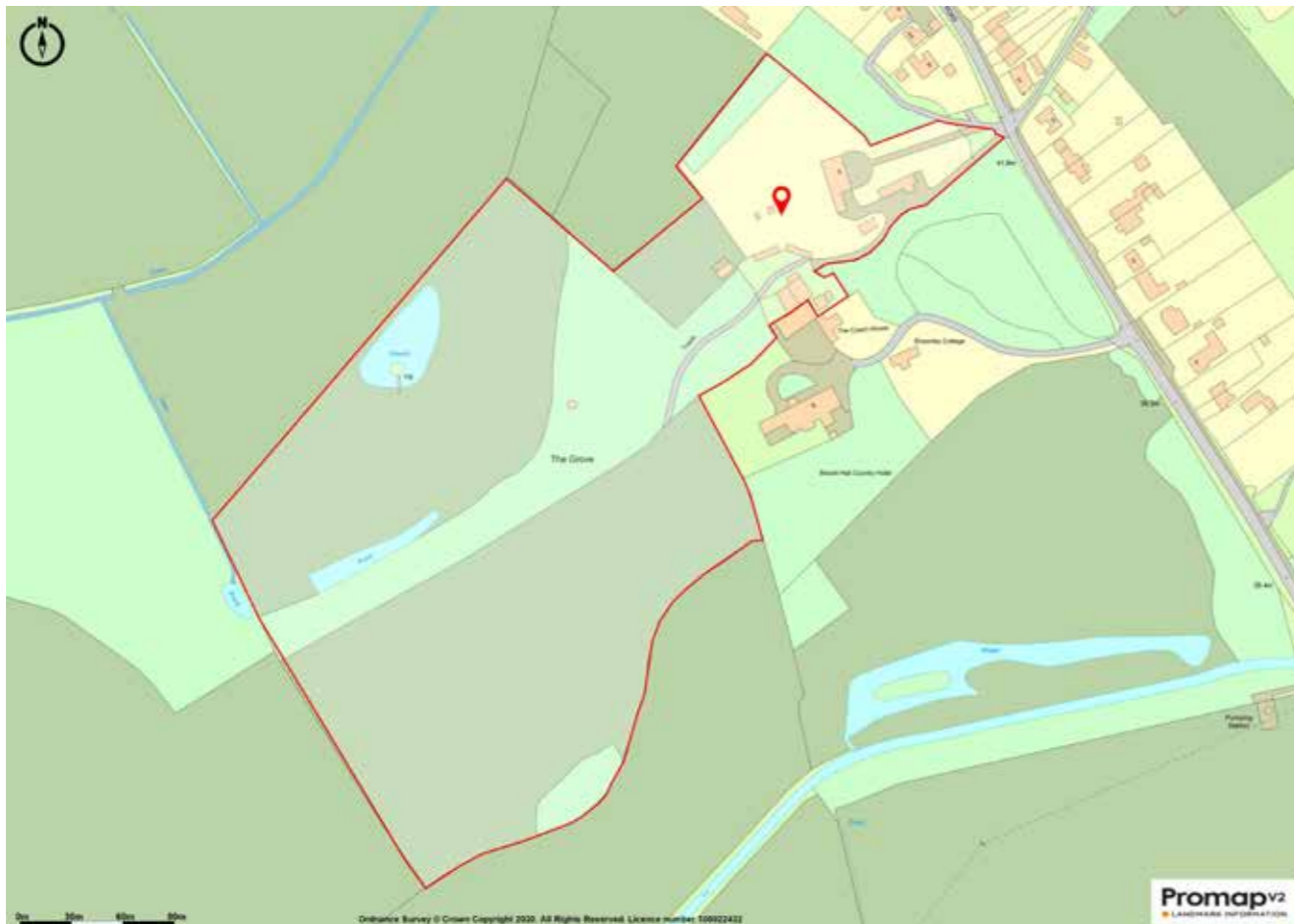
block-built outbuilding (formerly stables) which is currently purposed as a workshop, and a separate five bay stable block, as well as a collection of timber/steel framed barns and Dutch barns, with the main barn having a Hormann automatic garage door.

Beyond, there are paddocks and parkland extending to approximately 18 acres (STMS), woodland areas, and even a lake which is the perfect spot to see a wealth of wildlife.





“The outdoor space is immense - there’s the ability for private dog walking which you could only dream of...”



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ALL THE REASONS



Saham Toney

IN NORFOLK
IS THE PLACE TO CALL HOME



A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful Norfolk

village of Saham Toney. Located in the heart of Breckland, Saham Toney is surrounded by countryside with many enjoyable areas to explore. The village also has a Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year, there is a small bar for members and their guests.

Less than two miles away is the popular market town of Watton, well-served by

primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from the Vendor



"We've loved the peace and quiet, it's a complete escape."

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band H.

ENERGY EFFICIENCY RATING

C. Ref:- 3910-3612-3942-3992-0096

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.

LOCATION

What3words: [///poetry.shorthand.swinging](https://poetry.shorthand.swinging)

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 firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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