



THE STORY OF

# Hilborough Hall

*Hilborough, Norfolk*

SOWERBYS



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# Hilborough Hall

Brandon Road, Hilborough,  
IP26 5BW

Striking, Georgian Grade II\* Listed Country House

A Notable and Important Home

In Need of Updating

Abundance of Period Features

Formal Reception Rooms

Ancillary Wing

Staff Wing

Extensive Bedrooms and Bathrooms

Grounds of Approximately 12 Acres (STMS)

Gate House and Outbuildings (In Need of Renovation)

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“...the sweeping driveway meanders passing open countryside...”

This most significant and important Grade II\* listed country house has an eclectic past. A biography named ‘The Lady of the Hall’ portrays the life of Ida Betty Selby Lowndes, who once lived at Hilborough Hall. Betty and her husband Charlie were extravagant hosts to the rich, the titled and even royalty. With such an incredible history, you can only just begin to imagine the stories and tales which have taken place within the walls of Hilborough Hall.

Today, Hilborough Hall is nestled in the Norfolk countryside and is in need of

updating. A rare opportunity to create the most incredible home or business venture.

As you enter through the main gates, passing the derelict gate house, the sweeping driveway meanders passing open countryside to one side and woodland to the other. Your final sweep reveals the main house standing proud. Its elegant and handsome Georgian façade is a masterpiece. The house itself is split in a traditional way with the formal wing to the south-east and east, whilst the utility wing is to the north-west and north.





As with any fine country house, the reception room is a delight, setting the scene of the grandeur of the home. Beautiful flagstone flooring, ornate cornicing and ceiling moulding, as well as a beautiful central marble fireplace.

The drawing room is elegant and an exquisite place to entertain. Flooded with natural light, offering a superb example of period detailing and a dual aspect overlooking the picturesque countryside. The anteroom leads off, still offering the elegance and finesse of this period. Additional reception rooms include an atmospheric library, a family room and a sitting room.

A fine feature of this home is the semi-circular passage, which draws you to the incredible dining room. Of superb scale with its fine mouldings, fireplace and bay window to the south-east, it's a great place to formally dine.

Ancillary rooms are vast, with a kitchen, breakfast room, and food preparation kitchen to mention just a few, and the cellar is exquisite with its barrelled ceiling, wine racks and storage.







The elegant sweeping staircase leads to the first floor where you can find the principal bedroom, with a dressing room and separate en-suite. There are five further bedrooms and two bathrooms. A separate wing includes three additional bedrooms. A further staircase leads you to the top floor where a further five bedrooms and three bathrooms can be found. In addition, the staff wing provides four bedrooms and a bathroom.



The grounds extend to approximately 12 acres (STMS) with a fine mix of woodland, sweeping lawns and a south-east facing terrace.

There are a range of outbuildings, which whilst in need of renovation, are full of potential.

The boundary is clearly marked with park railings giving a wonderful country estate feel.





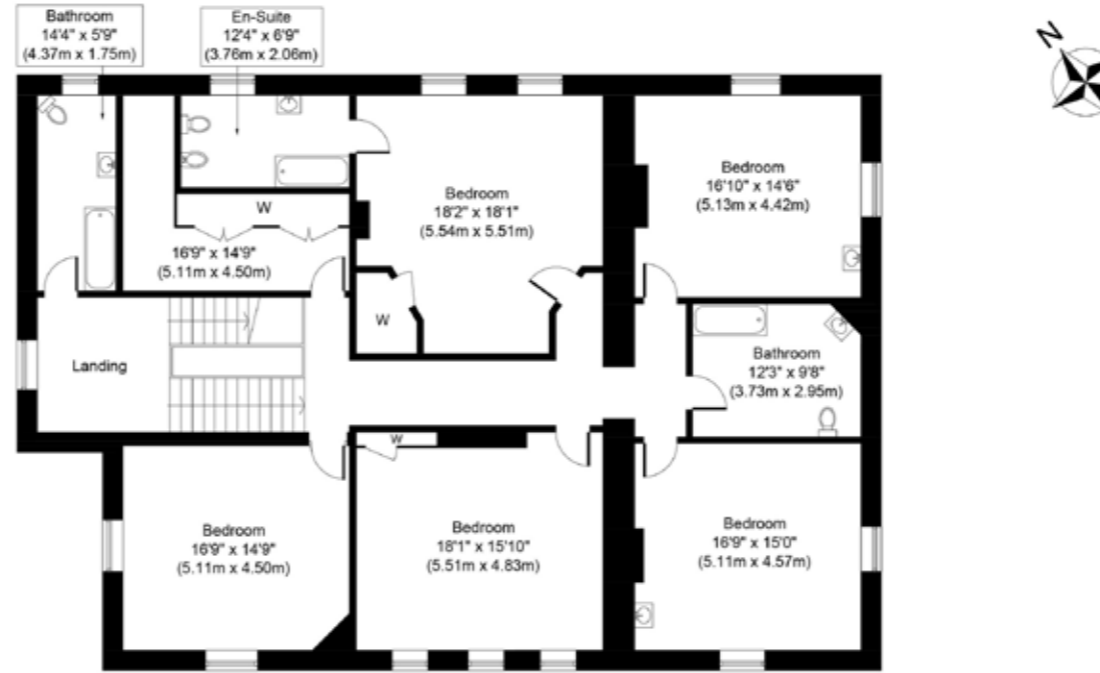
**Ground Floor**  
**Approximate Floor Area**  
**(Excluding Outside Space)**  
**8255 Sq. ft.**  
**(766.9 Sq. m.)**

**Cellar**  
**Approximate Floor Area**  
**1518 Sq. ft.**  
**(141.0 Sq. m.)**

**Boiler Room**  
**10'9" x 9'0"**  
**(3.28m x 2.74m)**  
 (Not Shown In Actual  
 Location / Orientation)  
**Outbuilding**  
**Approximate Floor Area**  
**98 Sq. ft.**  
**(9.1 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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**Second Floor**  
Approximate Floor Area  
2340 Sq. ft.  
(217.4 Sq. m.)



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ALL THE REASONS



# Hilborough

IN NORFOLK  
IS THE PLACE TO CALL HOME



Recorded as Hildebrughwella in the Domesday book of 1086, Hilborough was once the home of ancestors of Admiral Nelson. As a young boy, Nelson himself stayed here with his uncle and grandmother.

Take a walk through the rural countryside and head down to the popular local pub, The Swan Inn, for a delicious carvery on a Sunday afternoon.

The historic and thriving market town of Swaffham is situated approximately 6 miles away, where you'll find an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants,

three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'. A great hub for those who wish for a perfect family life, there are a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham.



Hilborough Hall is situated on grounds of approximately 12 acres (STMS).



## SERVICES CONNECTED

Mains water and electricity. Private drainage.  
Heating to be confirmed.

## COUNCIL TAX

Band H.

## ENERGY EFFICIENCY RATING

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

## TENURE

Freehold.

## LOCATION

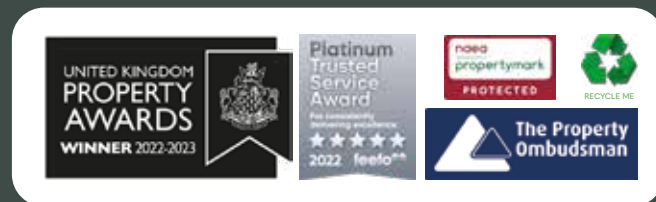
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## AGENT'S NOTE

This is a repossession sale and some of the information provided may not be completely accurate and it is advised any interested party do their own due diligence.

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.

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