



'Possibilities Abound'
Illington, Norfolk | IP24 1RS

FINE & COUNTRY

WELCOME



Bring your love of historic houses and let your imagination run wild in this highly unusual enormous old hall, on the market for the first time since 1975. You are guaranteed not to have seen anything remotely like it, at least not in the last half century. Four or five reception rooms, a similar number of outbuildings and as many as 9 bedrooms, all in extensive grounds, await a new owner's vision, love and attention. Could that be you?







- Very Handsome Period Home Which Is Not Listed
- Fabulous Rural Location
- Wonderful Views Over Neighbouring Farmland and Countryside
- Renovation Work Required
- First Time on The Market In 48 Years
- Around 2 Acres
- Five Reception Room
- Nine Bedrooms
- A Rare Opportunity
- No Onward Chain

The history of the hall is obscure – awaiting the keen researcher, perhaps – but there is most certainly plenty of it! Mention is made of a hall during the time of Henry the third, but the intervening 750 years since his death will have inevitably seen countless reconfigurations. The owner reports that the building was once ten times its current size, the footprint of which can occasionally be seen in the grounds if the weather conditions are right.



Set well up a gravel drive, in perfect seclusion, you will find the tall, somewhat imposing, red-brick house with two steeply pitched roofs with crow-stepped gable ends. This exterior, with its tall rectangular windows reminiscent of Jacobean grand houses, is likely Victorian. It looks masterfully planned and symmetrical, but when you approach the hall from the other side, it's quite a different story.

Much like the workings on the back of a piece of needlework, it's more of a jumble from this angle with all the history of additions and improvements on view - the remains of an old Dutch gable end, a newer garden room extension created from a former conservatory, outbuildings and a third smaller section of hall which the owner thinks was once a chapel (Bedroom 10 on the floor plans) – and certainly the beams and semi-vaulted roof inside would support that theory.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Time to go inside. Enter through the brick porch and it's immediately clear that the hall is far earlier than the smart brick exterior suggests. The layout is charmingly organic and quite unorthodox. Unexpected staircases unite different areas and many of the rooms lead from one to the other without landings, halls or corridors. This is a house that has evolved over the centuries and this is all part of the huge appeal.

The two main reception rooms downstairs are each over 300 square feet in size and are interconnected by a wide opening. These are impressive spaces, each with a single wide structural beam holding up the floor above. Although they are currently carpeted, it's probable that some venerable oak flooring is underneath awaiting restoration.



A large square kitchen is in need of an upgrade, but the basics are here, including a Rayburn. Off it is a larder almost as large as the kitchen itself! A utility room off the kitchen leads to a shower room and also to the most recent part of the hall, the brand-new garden room, still just plastered. Also in this part of the house is a room that has been used as a bedroom latterly and there is also a simply immense sitting room with doors to the garden.

Upstairs above the two main connected reception rooms are two large bedrooms, the largest of which at 440 square feet is possibly the biggest room in the house. Three further bedrooms are on this floor.

There is also a bathroom. On the second floor and accessed by two separate staircases are two long spaces running under the pitches of the two roofs. These are each divided into two with connecting doors. At the moment, they are very basic but it's not too difficult to imagine what might be done up here to create another three, possibly four bedrooms. As mentioned earlier, it's difficult to be precise about the actual number of bedrooms in this extraordinary property.

The owner thoroughly enjoyed her childhood here and says it was a happy home and always full of children. What a wonderful place to grow up, with so much space to let off steam inside and out.

The grounds are now largely put to grass, although there was a large vegetable garden here at one time.

There are a handful of brick outbuildings and stores and across the drive is a large flint coach house with slate roof which offers much potential for development.

Illington is now a hamlet sitting equidistant between the larger villages of Wretham and Larling. Despite its size it's well connected. Thetford, with its supermarket, cinema and well-known grammar school, is a short drive away, while both Norwich and Bury St Edmunds are approximately half an hour away by car.





STEP OUTSIDE

The area is great for walking and wildlife. Within easy reach is Thetford Forest and the nature reserves at Brettenham Heath and East Wretham Heath.
Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band F

Services: Mains Electricity, Bore Hole Water from Farm, Private Drainage (septic tank), Oil Fired Central Heating.

Directions: Proceed from the market town of Diss along the A1066 through Roydon and Bressingham. On entering the village of Garboldisham turn right by The Fox public house. Follow this road for some distance through the village of East Harling and continue through Larling. Follow the road under the A11 and take a left-hand turn and immediately right. Follow the road into Illington and take a right hand turn just after Hall Farm onto Low Road. The property will be found at the end of the road on the right-hand side.

What 3 Words Location - “storybook, undivided, wiping”



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4360
 Approx. Internal Floor Area - 5867 Sq ft / 545.1 Sqm
 Approx. Internal Floor Area of Coach House & Stores - 539 Sq ft / 50.3 Sqm



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