



THE STORY OF

# Hallfield Farm House

*Thompson, Norfolk*

SOWERBYS



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Hallfield Road, Thompson, Norfolk  
IP24 1PT



Spacious and Grand Drawing Room with Redbrick  
Inglenook Fireplace and Study Alcove

Cosy Sitting Room Fireplace and Log Burner

Light-Filled Green Oak Garden Room Offering  
Delightful Views of the Rear Garden

Impressive Kitchen Breakfast Room with  
Aga Sitting within a Substantial Inglenook  
and Ample Space For Entertaining

Five Beautifully Appointed First Floor Double Bedrooms,  
Providing a Comfortable and Stylish Retreat

Two Modern Bathrooms with a Shower and Bath,  
Ensuring a High Level of Luxury and Comfort

Large Rear Garden, Mainly Laid to Lawn, Offering a  
Peaceful and Picturesque Oasis, Perfect For Entertaining

Privately Located in the Charming Village of Thompson,  
Surrounded by Stunning Farmland Views



**SOWERBYS WATTON OFFICE**

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“This is a happy and welcoming home; which over time has been delicately updated, without losing any historical charm.”

Nestled in the heart of the charming village of Thompson, this exquisite Grade II listed thatched Farmhouse is a true gem of the Norfolk countryside. With a wealth of character and modern comforts, this home offers a truly idyllic lifestyle, surrounded by stunning farmland views.

As you enter the property, you are immediately struck by the grandeur of the space. The magnificent drawing room, featuring a redbrick inglenook fireplace with substantial wooden beams - a wonderful feature throughout the entire home, and a useful study alcove, is a stunning focal point of the property.

The sitting room is equally impressive, with its own redbrick fireplace and log

burner nestled within, creating a cosy and welcoming ambiance which has been a favourite for our client. With the fire on, a book in-hand and some background music softly playing, it's easy to imagine why. With lovely views, the green oak garden room is a perfect spot for relaxation, overlooking the picturesque rear garden and your own piece of nature.

The kitchen breakfast room is a true highlight of the property, boasting an Aga oven sitting within a substantial inglenook. There's ample space to accommodate a kitchen table and chairs, with a light-filled ambiance it is perfect for entertaining. The ground floor is completed by a utility room and a cloakroom, ensuring that your every need is met.







“I’ve loved sitting in the garden room enjoying views outside with friends and family.”



You ascend the stairs from the sitting room, where the first floor offers five beautifully appointed double bedrooms - each uniquely decorated to provide a comfortable and stylish retreat. There are two modern bathrooms, both complete with a shower and bath, providing all the luxury and comfort you could desire.

Outside, the large rear garden is a haven of tranquillity, offering a picturesque and peaceful oasis perfect for entertaining and feeling at one with nature. The property’s location ensures a sense of privacy and seclusion, yet it’s only a short walk to the village green, shops, and pubs.

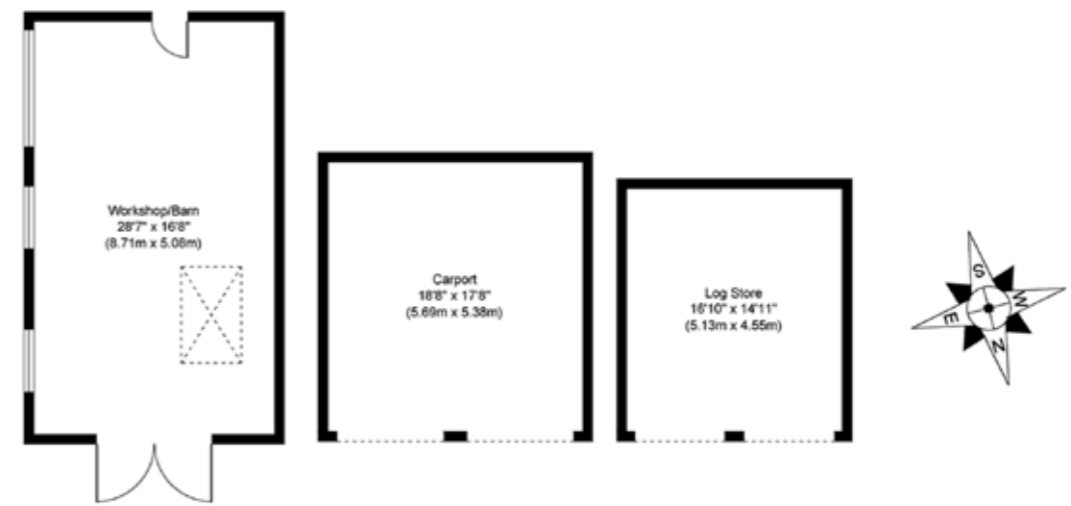
This Grade II listed farmhouse is a truly exceptional property, offering a perfect blend of character, comfort, and countryside living.



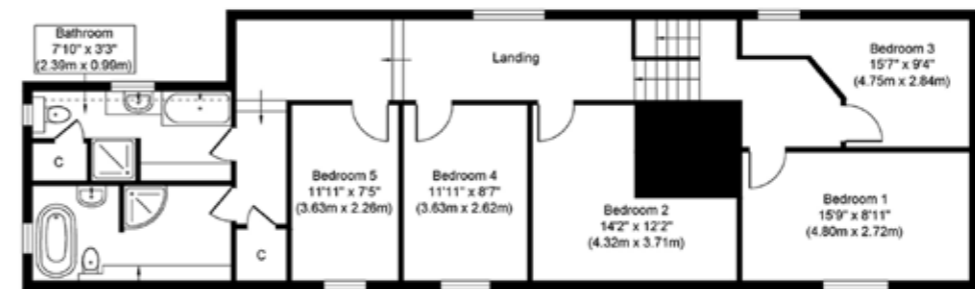
“With the village not having street lights, it has been an astronomer’s dream. The perfect place to make use of our telescope and gaze into the night.”



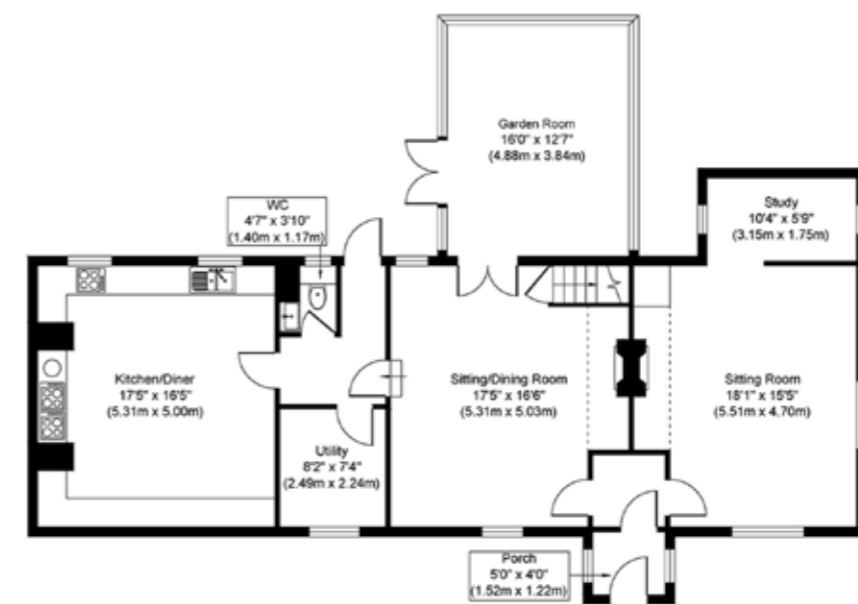
“There are plenty of walks in the village. Coming from London we’ve appreciated the experiences outside of the city, where we easily made new friends in this sociable village.”



Outbuildings  
Approximate Floor Area  
1057 sq. ft  
(98.19 sq. m)



First Floor  
Approximate Floor Area  
1102 sq. ft  
(102.37 sq. m)



Ground Floor  
Approximate Floor Area  
1324 sq. ft

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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ALL THE REASONS



# Thompson

IN NORFOLK  
IS THE PLACE TO CALL HOME



A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet

connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - a post office, Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender’s Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the 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.

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 you’ll find Loch Neaton and Wayland Wood, the site of the children’s tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.



Note from the Vendor



“It’s easy to fall in love with the peace and quiet here, nature is practically on your doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank which is shared with a neighbour. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///kingdom.situation.entertainer

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# SOWERBYS



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