



Burgate Hill House  
Newton Road | Hainford | Norfolk | NR10 3LT

# LIVING THE DREAM



“Imagine feeling the warmth of the sun on your face, while your feet dangle in the cool water of your swimming pond. Watch the wildlife wandering through your gardens, visiting from the surrounding fields. Enjoy hosting all your friends and family – you’ve got plenty of room for everyone here. This impressive period home offers a slice of country life without sacrificing convenience. Ideal for the Broads, the beach and the city, you couldn’t ask for a better location.”







# KEY FEATURES

- An Impressive Detached Period Property with Wonderful Field Views in the village of Hainford
- Five Bedrooms; Shower Room and Bathroom
- Kitchen Breakfast Room and Ground Floor WC
- Four Reception Rooms; Study and Garden Room
- Magnificent Panelled Hallway with Ornate Ceiling
- Further Character includes Exposed Beams, Brick Fireplaces and Ornate Ceiling Roses
- Outbuilding with Mezzanine Storage Level and Separate Store 607sq.ft
- The Grounds extend to 1.26 acres (stms) with Large Circular Swimming Pond and Jetty
- The Accommodation extends to 2,880sq.ft
- Energy Rating: E

Moving up from London, the owners were looking for a home where they could enjoy views, privacy and space. They knew this was the place for them within 30 seconds of coming to see the property – and the appeal is clear. Gorgeous period features can be found within the light-filled rooms, while the sociable layout means this is a property that will meet many needs.

## Through The Years

It's likely that the oldest parts of this property date back to the 1800s, with oak timbers giving the rooms plenty of character. It was extended significantly in 1909, giving the house an Edwardian feel, and the later addition of a garden room offers a contemporary twist. The contrasting character works so well and each part of the property has its own personality, all of it attractive and appealing. When the owners moved here, they came as three generations of the same family. The house has two staircases, five bedrooms and five reception rooms, so there's room here for everyone to have their own space and privacy.

## Beautiful Features, Wonderful Character

On the ground floor, you come into a magnificent panelled hallway with a decorative plaster ceiling – a real highlight. The main sitting room also has a beautiful ceiling and fireplace and has the same elegant feel. There's another lovely sitting room, a family room with a small private study where you can tuck yourself away to study or work from home, plus a charming snug with a log burner.









# KEY FEATURES

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The owners have plenty of books in this room and you can picture yourself curling up in an armchair in front of the fire in winter. One of the staircases rises from the kitchen, neatly dividing the kitchen and dining areas. You can still whip up a feast in the kitchen whilst chatting to friends sitting around the table. Double doors open to the garden room, from where it's hard to tear your eyes from the beautiful green views. One of the owners is a jewellery maker and finds the outlook most inspiring. Upstairs, the impressive triple-aspect master bedroom can be found to one end of the house, next to a spacious bathroom with twin basins and a separate shower. This forms a gorgeous private suite, while the remaining bedrooms can share the shower room at the far end. All five bedrooms are large enough for double beds, so there's plenty of choice and flexibility here.

## Total Tranquility

You're completely private, both inside and out. The owners have really enjoyed this, feeling like they're in their own world, well away from it all. They swim in the pond, sit in the kayak relaxing and reading in summer, watch the wildlife and unwind. Every morning and evening deer wander through and occasionally you'll see a herd. There's often a kingfisher on the jetty and even an otter in the pond every once in a while. With no streetlights, the night skies are stunning, as are the painted sunsets and sunrises. The owners head out on the roof to get the best views. You can have a huge trampoline, a full-size football goal, camp out or even play golf on the lawn here – and with no immediate neighbours to disturb, you can play your music and fire up the barbecue for a party with friends. Although it's an idyllic spot, it's surprisingly well connected, being around 15 minutes from the city of Norwich, 10 minutes from Wroxham, known as the capital of the Norfolk Broads, and half an hour from the coast. Explore the pretty market towns dotted around the area or enjoy a day's walking along the many footpaths and country trails. There's so much to see and do!























































# INFORMATION

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## On The Doorstep

Hainford is a small village, which lies approximately 7 miles north of the centre of Norwich. With good access via the A140 Cromer Road and the Broadland Northway Road A1270, which runs 12 miles round the north of Norwich from the A47 junction at Postwick in the east to the A1067 Fakenham Road to the west. Local amenities include a primary school, church, village hall and the Chequers Public House and Restaurant, all within the main part of the village. A much wider range of shops and amenities can be found in the market town of Aylsham and the neighbouring villages of Coltishall and Horsford.

## How Far Is It To?

Hainford is situated within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 7 miles away and from there you can explore the wealth of the Norfolk Broads.

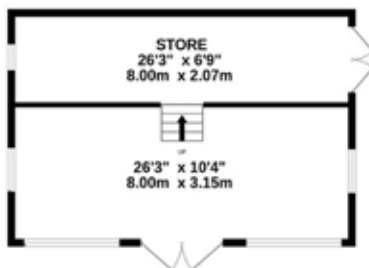
## Directions

Leave Norwich on the A140 Cromer Road and continue past the turning for Horsham St Faiths. Take the turning on your right towards Manor Road and then immediately left and then right onto Newton Street. Follow the road through the village, the road becomes Newton Road and shortly after turning the left hand bend, the property will be found shortly after on your right hand side, clearly signposted with a Fine and Country For Sale Board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadland District Council – Council Tax Band G  
Freehold

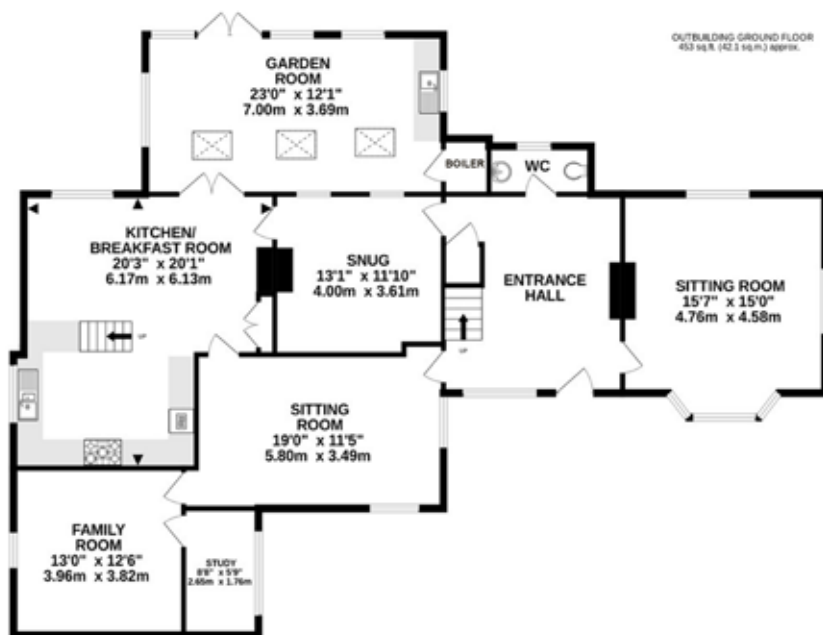




OUTBUILDING GROUND FLOOR  
452 sq.ft. (42.1 sq.m.) approx.



OUTBUILDING 1ST FLOOR  
194 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR  
1706 sq.ft. (158.7 sq.m.) approx.



1ST FLOOR  
1172 sq.ft. (108.9 sq.m.) approx.

FLOOR AREA - HOUSE : 2880 sq. ft. (267.6 sq. m.) approx.  
 FLOOR AREA - OUTBUILDING : 607 sq. ft. (56.4 sq. m.) approx.  
 TOTAL FLOOR AREA : 3487 sq.ft. (323.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







# FINE & COUNTRY

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