



THE STORY OF

# The Grange

*Little Plumstead, Norfolk*

SOWERBYS

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# The Grange

Hall Road, Little Plumstead, Norfolk  
NR13 5DJ

Grand Country House with an  
Abundance of Character Features

Superbly Restored

Secluded Location

Elegant Proportions and  
Abundant Reception Space

Six Bedrooms

Pleasure Lake with Island

Outbuildings with Potential

Set Within the Centre of the Plot

Paddock

Superb Grounds with Walled Garden,  
Woodland and Formal Garden

Approximately 12.7 Acres (STMS) in Total

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“We were looking for a country house  
needing work so we could restore  
a piece of history and it has been a  
wonderful chapter.”

This property is steeped in history. Known origins of The Grange begin in the 16th Century and they coincide with Miles Hobart’s acquisition of Little Plumstead Manor and the estate in 1532. Upon Miles’ death the property passed to his son Thomas and was then inherited by his eldest son - who was also called Miles.

Miles’ young brother Henry was Lord Chief Justice and lived at Blickling. It is believed that during the Hobart family’s ownership of the Manor, it was turned

into a hunting lodge. It remained in the Hobart family until 1653.

The biggest alteration to the estate came in the 1830s when the house was gentrified in a Gothic style and was given a grand modernisation. It is understood the pleasure lake and folly were created at the same time and it was around then that the name was changed from The Rectory to The Grange. The then owner had a vision to create a grand country house, but on a manageable scale.

Twelve years ago the house had been suffering from decades of neglect and was showing signs of fallen grandeur. Our vendors, whilst holidaying one summer, bought a local property paper and seeing The Grange, featured for sale, were immediately captivated. Coincidentally, they were seeking a period house in need of updating, but little did they know when they booked their vacation that it would become their most expensive ever when they became the successful new owners of this wonderful estate.

“We have tried to restore the fabric in the most sympathetic way possible to maintain the integrity of the house.”

The vendors have sympathetically restored the house over the last 12 years paying great attention to detail to ensure the integrity and character of the house with its symmetrical front facade and castellations retained. One immediate thing which is apparent is the superb proportions of the principal rooms, yet they're balanced with the feeling of a very comfortable home.





“We were on holiday and spotted the house in a newspaper and immediately fell in love. It became a rather expensive holiday.”

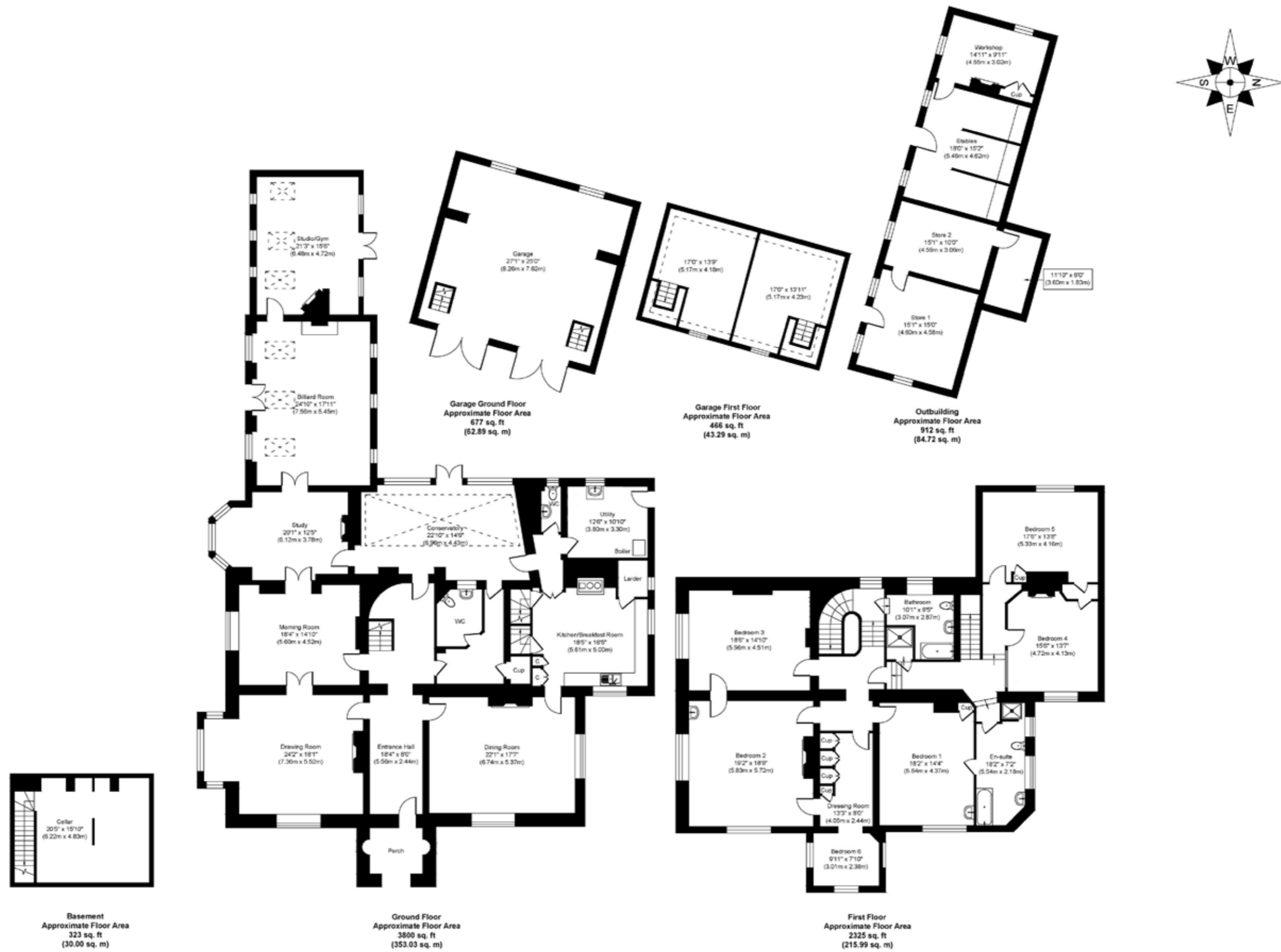




Set in beautiful grounds, including a pleasure lake and a walled garden, the property also has a paddock with independent road access. There is a beautiful former coach house and stables which would make superb ancillary accommodation subject to planning.

“The gardens and grounds offer so many areas for exploring.”





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.

ALL THE REASONS

# Norwich

IN NORFOLK  
IS THE PLACE TO CALL HOME



The village of Little Plumstead is located within seven miles of the Cathedral City of Norwich and offers

great access via the A47 to both Norwich and the popular Norfolk Broads. The village itself offers both pre-school and primary schools along with a variety of amenities that also includes a local shop.

The Cathedral City of Norwich is 5.3 miles away and has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants.

Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself.

Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



*Note from the Vendor*



The Pleasure Lake

“We love the pleasure lake and taking a boat out in the summer.”

THE VENDOR



**SERVICES CONNECTED**

Mains water and electricity. Oil fired central heating and septic tank drainage.

**COUNCIL TAX**

Band G.

**ENERGY EFFICIENCY RATING**

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

**TENURE**

Freehold.

**AGENT'S NOTE**

The property is Grade II\* Listed as are the garden wall, greenhouse and outbuildings.



# SOWERBYS



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