



Horning Hall
Hall Lane | Horning | Norfolk | NR12 8NJ

A LIFE LESS ORDINARY



“Riding, sailing, walking, fishing, or simply watching the wildlife, this home is perfect for anyone who loves the countryside and country pursuits.

Set in a glorious, secluded position, with over 70 acres of formal gardens, paddocks and fields, this beautiful character home has superb equestrian facilities and is bordered by both the river Ant and the Bure in the Norfolk Broads National Park.

In addition to the main house, there is a detached barn conversion, an historic restored chapel, a fine boathouse and a number of additional outbuildings.”



KEY FEATURES

- A Rare Opportunity to own one of the most Special Family Homes in the Heart of the Norfolk Broads
- Situated in just over 70 acres with around One Mile of River Frontage
- Professional Equestrian Facilities with Large Stables, Tack Room, Barn and Menage with Direct Access to Local Bridle Paths
- The Main Residence offers Six Bedrooms, Five Reception Rooms
- The Detached Barn Conversion offers an Additional Two Bedrooms
- There is an Extensive Range of Outbuildings including Garaging, Carports, Workshops, and a Victorian Style Glass House
- An Extensively Restored Former Chapel dating from the 11th Century providing a Cavernous Space with wonderful Flint Work and Roof Structure
- A Substantial Thatched Boathouse with Gym Above
- Over 600ft of Moorings
- Energy Rating for the Main House: E
- Energy Rating for Keepers Cottage: D

You would never know this impressive period home was here, it's so perfectly secluded in its spectacular grounds. Make your way down the long driveway, through the automatic gates and you'll see the stables and historic chapel before the house itself. It has the look of a grand Victorian rectory, so it comes as no surprise to find that the property originally belonged to the church. During the current ownership, it has been completely renovated and refurbished, as have the outbuildings, and the equestrian facilities have been vastly improved.

A Total Transformation

There's been a property on this site for centuries, and the main house dates back to around 1860. When the owners came here, over 25 years ago, they were drawn by the unusual combination of sailing and equestrian facilities. With a son who sailed and a daughter who rode, it seemed the ideal choice for the family and the perfect place in which to raise their children. At the time, the house needed significant work, and the owners spent two years undertaking a no expense spared renovation before they moved in, which included extending the property, replacing the roof, staircases, kitchens and installing central heating.





KEY FEATURES

Warm And Welcoming

The interior décor is finished tastefully and authentically, with William Morris and Nina Campbell papers and fabrics that suit the handsome Victorian building. The owners also commissioned bespoke stained glass as a nod to the history of the property and to the chapel. The result is a warm and welcoming home, with ample accommodation spread over three floors. Nestled in formal gardens with mature trees surrounding the property it benefits from both incredible seclusion and privacy as well as spectacular Norfolk views. The southern edge of the estate is bordered by the River Bure, to the east by the River Ant, grazing land to the north and the west boundary adjoins marshland owned by the Norfolk Wildlife Trust and arable land. Accessed by a private driveway Horning Hall is half a mile from the public road, adding to the peace and seclusion. There's also a separate cottage beautifully converted from an 1800s bullock yard and barns around 20 years ago. This would be perfect for housing staff, or for multiple generations of the same family.

Part Of Norfolk History

This estate would originally have belonged to the nearby St Benet's Abbey, and the flint chapel in the grounds was the last overnight stop for pilgrims en-route to the Abbey, as well as a place of worship. The causeway between the chapel and St Benet's is still visible today. There's been a hostel on this site from around 1153, built by order of Abbott Daniel. The current building dates back to the 14th century. Pilgrims would have slept at one end and worshipped at the other. It's been used as a barn for several centuries and has been meticulously restored in recent years. It's proved excellent for entertaining, with its high ceiling and open layout. Listed as an ancient monument, it's certainly unique and is very exciting for anyone who would love to own a piece of Norfolk history.





KEY FEATURES

Riverside Retreat

Bordered by the River Ant and the River Bure, this is paradise for those who love wildlife or the water. The estate has a magnificent stretch of river frontage and several moorings that can be rented out, providing a useful income. The owners have built a beautiful thatched, two-storey boathouse that can comfortably house two good size boats. On the first floor, the balcony deck is the perfect vantage point for watching the wildlife or simply enjoying the sense of openness with the far-reaching views. The boat house also benefits from a large gym on the first floor. You'll see cranes flying over, hear and see bitterns with their distinctive 'boom', swallowtail butterflies, woodpeckers at the bird feeders, otters in the water – there's so much going on.

Everything Equestrian

On the equestrian side, there's an excellent set up, with seven horse and one pony stables, plus full facilities including a tack room, rug room, feed room and kitchenette. As the facility was used as a stud farm for many years four of the stables are oversized foaling boxes. The owners recently built a manege to the highest specification, which is a fantastic addition to the stables. With irrigation across the paddocks, plenty of parking and storage, plus direct access to local bridlepaths it could easily be used for an equestrian business.

And Time To Relax With Family And Friends

Horning Hall is not just about sailing, riding, fishing and birdwatching, there's so much to enjoy here. The owners love sitting in the bespoke, Victorian style glass house in spring and autumn, complete with underfloor heating. The summerhouse, perfectly situated on a decked area looking out over the water, is a lovely spot in which to relax with a book or to sit with friends over a drink. The formal gardens provide lots of seclusion and over the years have also been used for large family celebrations and charity events, where guests have arrived by road and river. It's certainly a lovely sociable home and the owners' daughter talks about what an idyllic childhood she enjoyed here and what a wonderful place it has been in which to grow up. People come to visit and they don't want to leave! Truly a very special property!





















KEEPERS COTTAGE















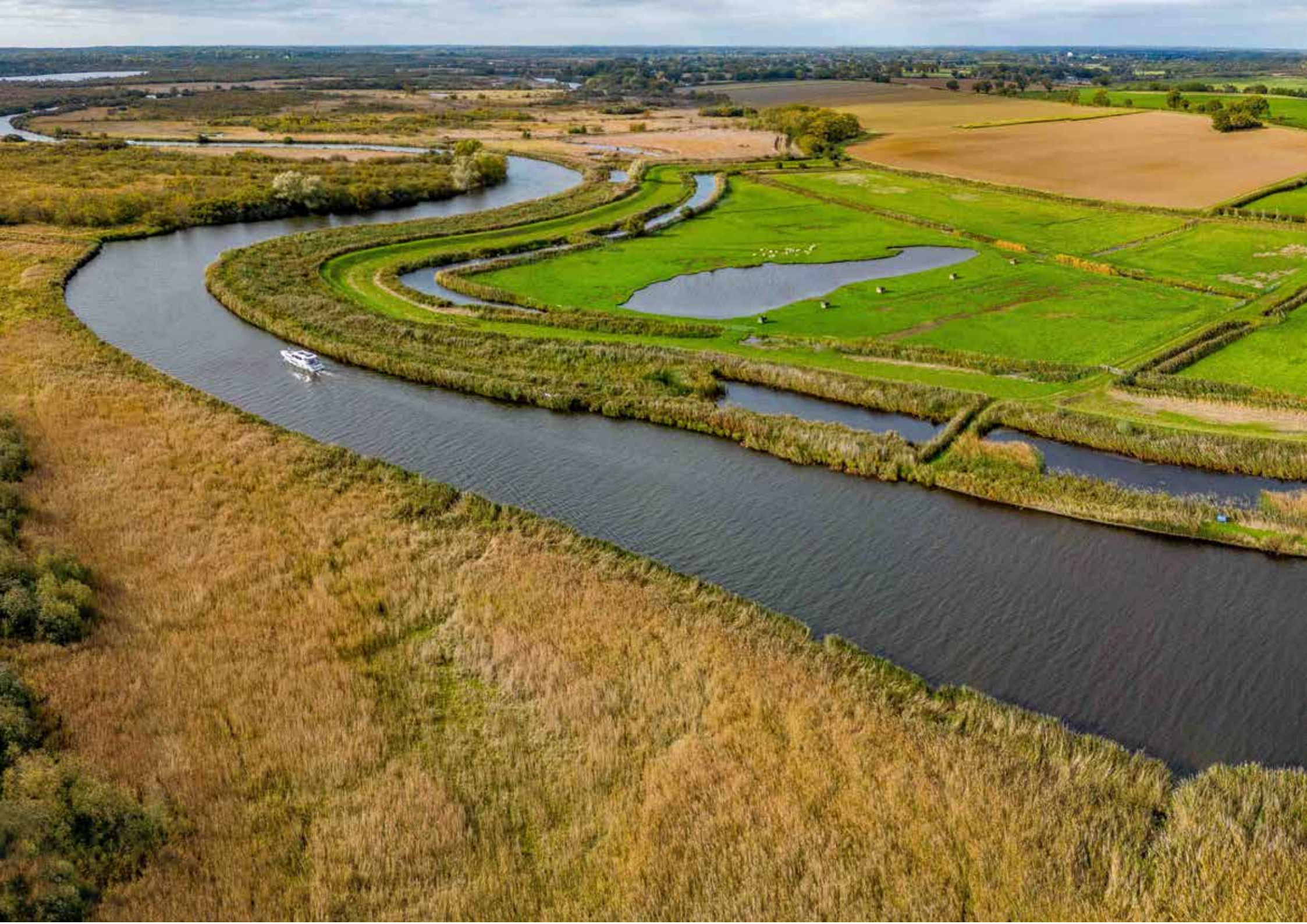














INFORMATION



On The Doorstep

The property has easy access to Wroxham, the centre of the Norfolk Broads National Park, as well as the charming nearby villages of Horning and Ludham. The North Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses, great restaurants and other leisure facilities close by.

How Far Is It To...

From Horning you have easy access to the Cathedral City of Norwich which is just under 11 miles to the south west with its large array of cultural and leisure facilities. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city which is only a 25 minute drive from Horning Hall. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich in a north easterly direction along the A1151. From Wroxham follow the signs for Horning or the A1062, continue to follow the A1062 to Potter Heigham, Ludham and Horning. After 4 miles turn right onto Hall Lane and follow the private road down towards the end and then turn right through brick and flint pillars with wrought iron gates into Horning Hall.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage - Septic Tank for Main House and Klargestor for Keepers Cottage

North Norfolk District Council

Council Tax Band: G (Main House)

Council Tax Band: E (Keepers Cottage)

Freehold



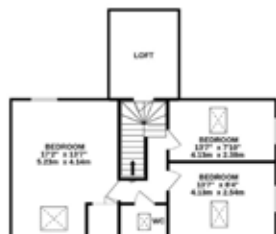
GROUND FLOOR
2291 sq.ft. (212.8 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.3 sq.m.) approx.



2ND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

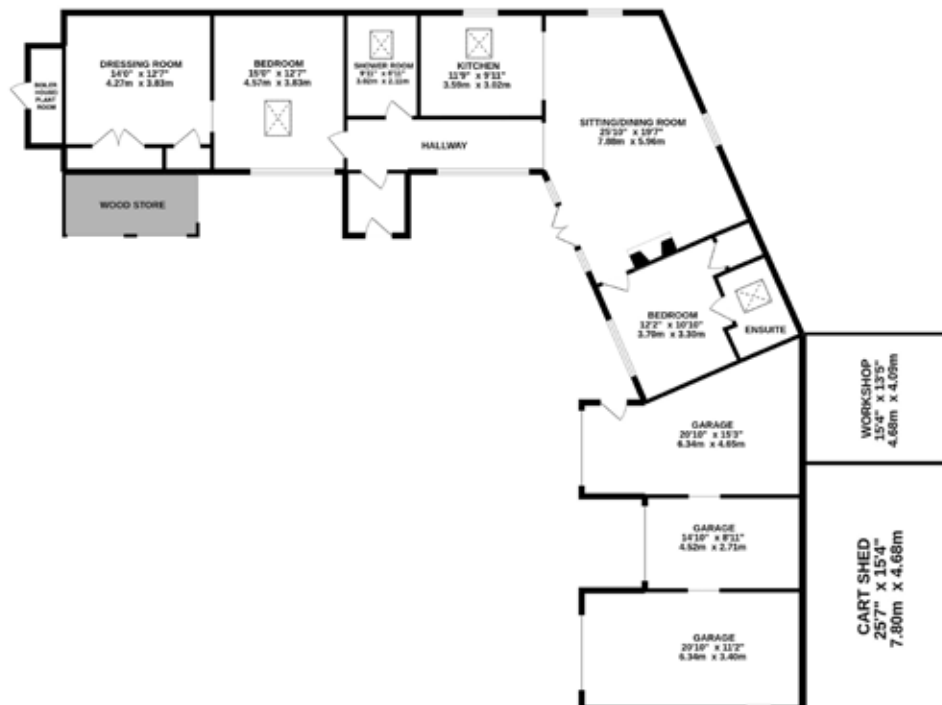


TOTAL FLOOR AREA : 4008 sq.ft. (372.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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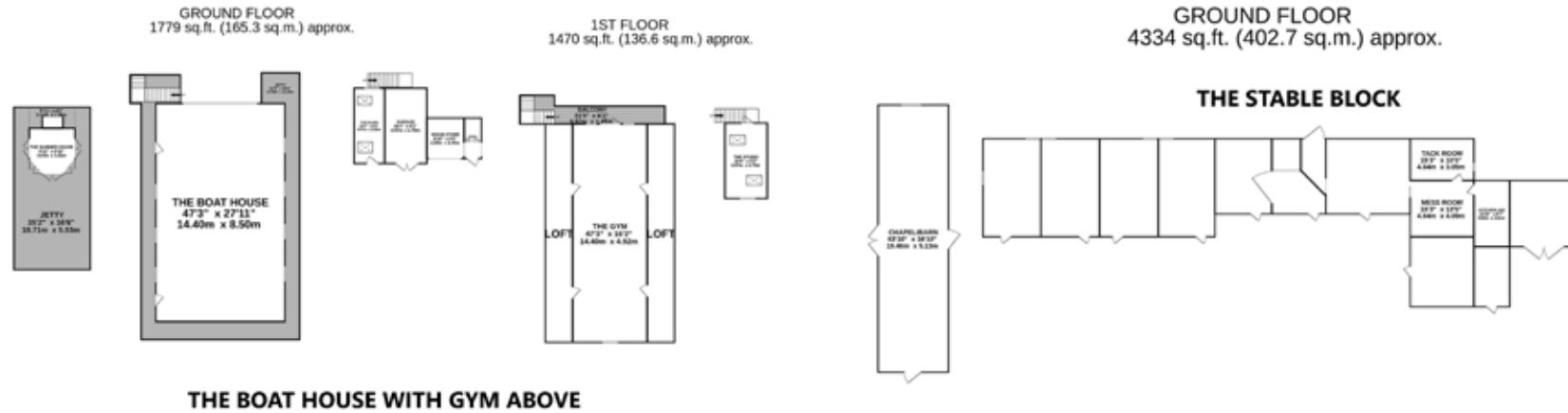


GROUND FLOOR
1883 sq.ft. (174.9 sq.m.) approx.

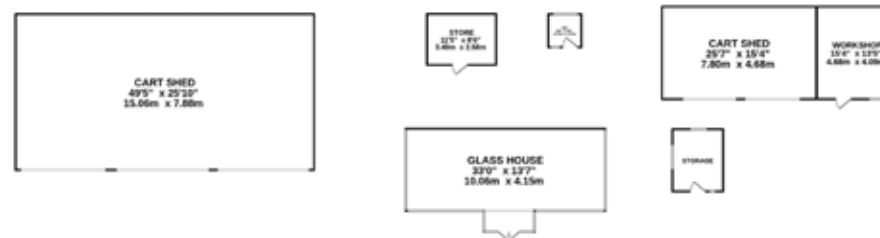


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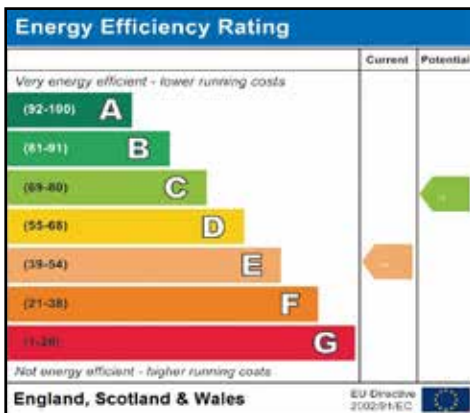
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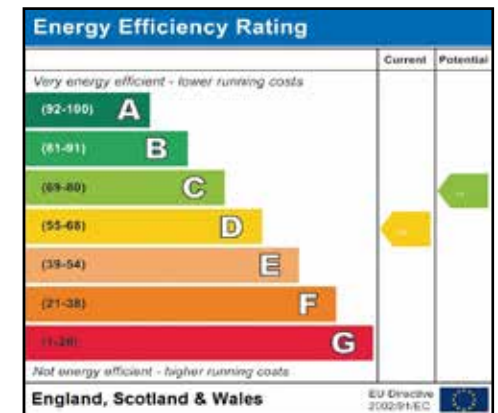
GROUND FLOOR
2567 sq.ft. (238.4 sq.m.) approx.



Main House EPC



Keepers Cottage EPC



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