



Apartment 4  
Rackheath Hall | Rackheath Park | Norfolk | NR13 6LP

FINE & COUNTRY

# ADD YOUR CHAPTER TO THE STORY



"Imagine coming down a long driveway, winding your way through open farmland, to your home in a handsome, Grade II listed hall set within four acres of parkland. Head up the sweeping staircase and through the large sash window onto your balcony, taking in the lush green views. This apartment is built on a grand scale with incredible proportions and plenty of character. Elegant and comfortable, it truly is a one off."



# KEY FEATURES

- A stunning First Floor Apartment situated within the Grade II Listed Rackheath Hall
- Three bedrooms; Two Bathrooms; Cloakroom
- Master Bedroom with En Suite Bathroom and impressive Walk In Dressing Room
- Two Wonderful Receptions; Spacious Breakfast Kitchen
- Period Features include Exposed Beams and Vaulted Ceilings
- Gorgeous Communal Gardens which extend to 4 acres
- Two Allocated Parking Spaces
- The Accommodation extends to 2,162sq.ft

Leave the outside world behind in this magnificent apartment, part of Rackheath Hall. With an illustrious history and some well-known former occupants, you'll own a piece of local legend. Best of all, it's surrounded by glorious gardens that are maintained for you, in the middle of the countryside but less than ten minutes from the city centre in one direction and from the heart of the Norfolk Broads in the other.

## A Tale To Tell

There's been a hall on this site since the 1600s, with the original built by Sir Thomas Pettus, High Sheriff of Norfolk, prominent Royalist and the first of six Pettus baronets. The title went extinct in 1772. This hall burned down and was rebuilt around 1850 as a private residence for Sir Edward Stracey, who again served as High Sheriff of Norfolk. There were nine Stracey baronets and this was the family seat until the 1940s, when a USA Air Force squadron used the grounds as their base during the latter part of the Second World War. Interestingly, being the most easterly British airfield, it was also the closest to Germany. The hall was converted into six homes back in 2003 and the works have beautifully captured and preserved the character of the Grade II listed building, whilst also creating homes that work perfectly for modern lifestyles.

## Stylish And Spacious

It was this balance of elegance and comfort that drew the owners here. The beautiful curved staircase rising up, the sash windows and high ceilings, the original fireplaces – all of this and more is an absolute delight. The grand proportions of the first floor extend to the bedrooms above, although here you also have exposed oak beams and trusses, giving the rooms a distinct character of their own. There is also substantial loft storage space. The owners travel frequently and have found this apartment to make a great 'lock up and leave', as it's secure on the first and second floors and can't be accessed without coming through the communal areas of the hall.





# KEY FEATURES

During their time here, the owners have further improved the property, fitting two new bathrooms, both with a bath, separate showers and state-of-the-art Japanese W.C.s with bidet functions. The sash windows have been beautifully reconditioned and draughtproofed, while the kitchen has been updated with a boiling water tap, and a range cooker with induction hob. There's bespoke storage in a number of the rooms, including built-in cabinetry hiding an undercounter fridge and freezer in the dining room – perfect when you're entertaining, which is something the owners love to do.

## Secluded Serenity

When you turn off the road and make your way past the lodge cottages and down the drive, fields on each side, it feels very restful. There are horses grazing on occasion and all the wildlife you'd expect. It's hard to believe this peaceful place is just ten minutes from the city centre. The gardens are well maintained and include a lake where you can sit and unwind. Areas of woodland shelter the parkland-style grounds and add to the sense of tranquility. You'd never know you're only a couple of minutes' drive from the Broadland Northway. The owners spend part of the year overseas and enjoy proximity to the airport and to the train station for ease of travel. Wroxham, often called the Capital of the Broads, is just down the road too, so you can head out on the water for sailing, paddleboarding, go fishing or wild swimming. The Park and Ride and a large supermarket are a five-minute drive in the other direction.

























# INFORMATION

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## On The Doorstep

Rackheath Park is around 5 miles from Norwich city centre and only a short drive from the Sprowston Park and Ride with regular bus services into the city. The property is conveniently located for access to Norwich International Airport via the new Broadland Northway/Northern Distributor Road (NDR) which also allows much improved access to the Norfolk coast and Broads area. Rackheath is an ancient village mentioned in the Doomsday Book. It has two public houses, a hotel, newsagents and a post office. The Norfolk Broads has an abundance of water activities and wildlife, whilst Sprowston Manor Hotel is just around the corner with its restaurants, leisure facilities and golf course. The surrounding countryside offers a great area for riding with a livery and stabling at the neighbouring Home Farm.

## How Far Is It To?

Rackheath is situated about 5 miles north of the cathedral city of Norwich with its comprehensive array of shops, restaurants and theatres, as well as a mainline railway station with links to London Liverpool Street and an international airport. There is also the Norfolk coast close at hand with numerous areas of outstanding natural beauty.

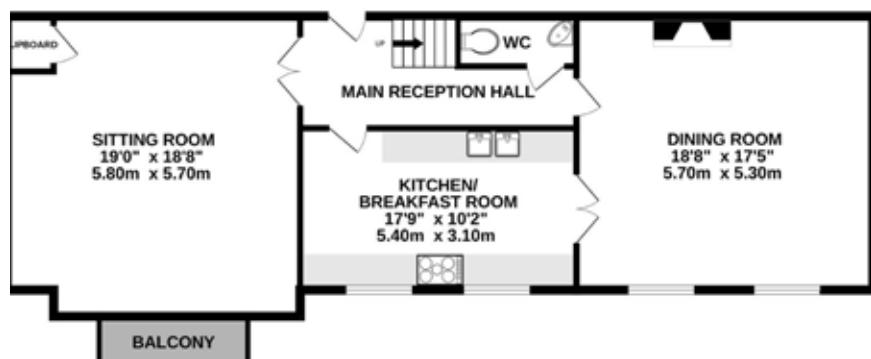
## Directions

Leave Norwich via Sprowston Road and continue over the roundabout at the junction with the outer ring road into Wroxham Road (A1151). Continue straight over the next two roundabouts towards Wroxham, passing Sprowston Manor Hotel and Golf Club. After just over half a mile turn right onto the slip road and the entrance to Rackheath Park will be seen between the two lodge houses. Follow the very long concrete driveway to Rackheath Hall, turning left into the hall.

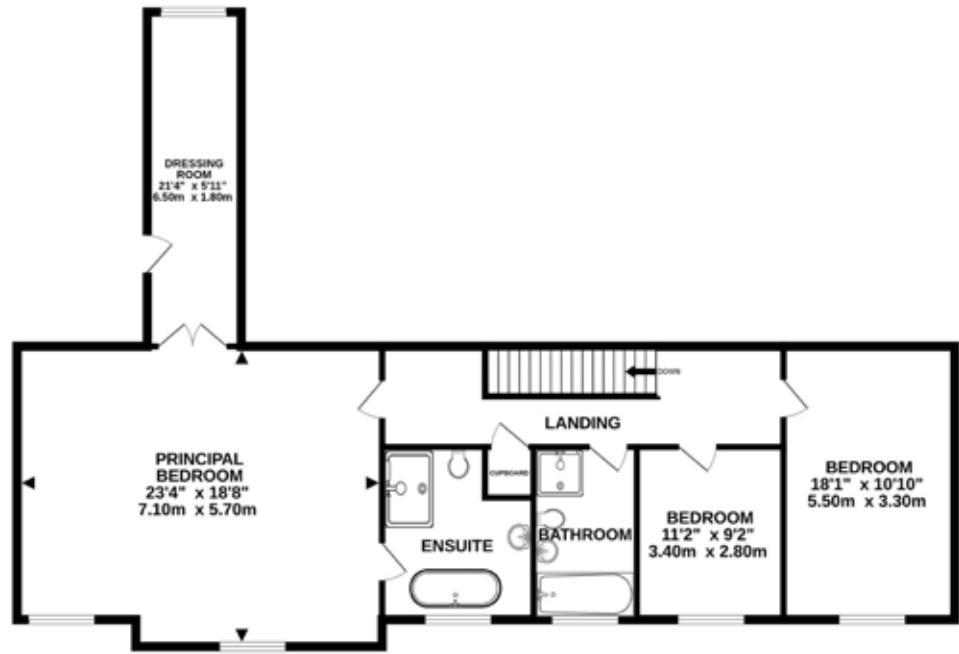
## Services, District Council and Tenure

GFCH, Mains Water, Drainage  
Broadland District Council, Tax Band E

Leasehold - The charges are £300/month for the Hall and £500 per year for the garden.



LOWER FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



UPPER FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.

TOTAL FLOOR AREA: 2162 sq.ft. (200.8 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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