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THE STORY OF

# Falconers Lodge

*Hilborough, Norfolk*

SOWERBYS

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# Falconers Lodge

High Ash, Hilborough,  
Norfolk, IP25 5BZ

A Remarkable Home Dating Back to 1810

Grade II\* Listed

Nestled Within the Awe-Inspiring Thetford Forest Park

1.5 Acres (STMS) of Land to Explore and Appreciate

Full of Character and Charm

Cosy Living Room, Complete with Wood-Burner

Three Double Bedrooms

Amazing Countryside Views from the Roof Terrace

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“A home to enjoy a slower pace of life with direct access to nature.”

Falconer's Lodge is a captivating retreat immersed in history and breath-taking Thetford Forest Park, nestled between the villages of Hilborough and Didlington. This exceptional property offers a truly unique lifestyle experience, combining timeless charm, expansive grounds, and a rich heritage.

Dating back to 1810 and accessed via a country track, this detached lodge was once the esteemed residence of the falconer for the renowned Didlington Estate, was even graced by a visit from King George VI.

Set within its own generous 1.5 acres of land (STMS), Falconer's Lodge boasts a magical setting, where tranquil mornings often welcome deer amidst the pristine surroundings.

Immerse yourself in the captivating beauty of the woodland on your your doorstep. Explore endless walking trails, embark on exhilarating bike rides, and discover the wonders of nature on enchanting birdwatching excursions.



Inside the lodge, be embraced by the warmth and comfort of a wood-burner, in the sitting room, creating a cosy haven to retreat to after a day of adventure. The well-appointed kitchen/dining room invites culinary exploration and dinners with family and friends. The property benefits from three, well-proportioned double bedrooms all with the own unique charm.

The bedrooms are well-served by the luxurious bathroom, complete with a free-standing bath and a separate shower cubicle.



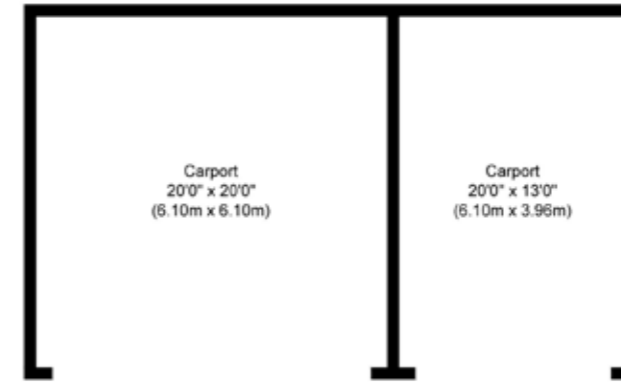


Step outside into the expansive 1.5-acre (STMS) lawned garden, an idyllic retreat adorned with picturesque sitting areas, the perfect area to gather with family and friends. Immerse yourself in the enchanting gardens and pause and appreciate the rich history of this remarkable property.

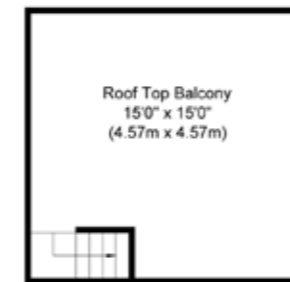
Falconer's Lodge invites you to embrace a lifestyle steeped in heritage. Unravel the fascinating stories that have unfolded within these walls and create your own memories in this exceptional home.

“We love to sit on the roof terrace in the evening, watching the barn owls.”





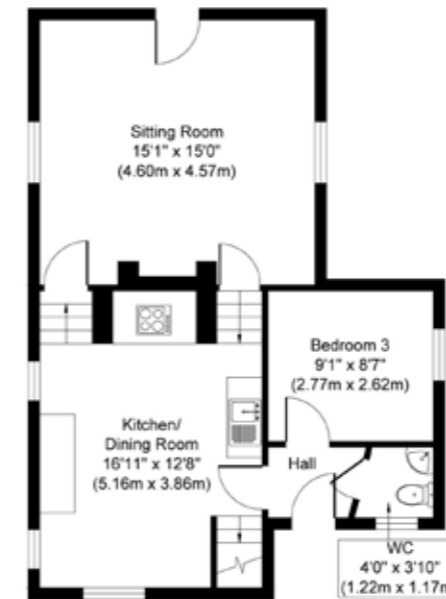
**Outbuilding**  
Approximate Floor Area  
673 sq. ft  
(62.52 sq. m)



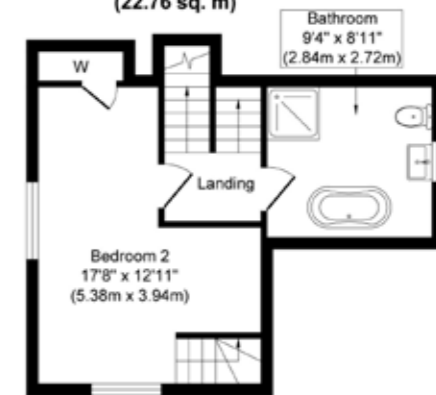
**Third Floor**  
Approximate Floor Area  
236 sq. ft  
(21.92 sq. m)



**Second Floor**  
Approximate Floor Area  
245 sq. ft  
(22.76 sq. m)



**Ground Floor**  
Approximate Floor Area  
582 sq. ft  
(54.06 sq. m)



**First Floor**  
Approximate Floor Area  
314 sq. ft  
(29.17 sq. m)

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



# Hilborough

IN NORFOLK  
IS THE PLACE TO CALL HOME



A picturesque village nestled in the heart of the Norfolk countryside, Hilborough offers a charming and idyllic escape from the bustling city life.

peaceful atmosphere, the church offers a glimpse into the past.

Nature enthusiasts will find plenty to explore in the surrounding countryside. Picturesque walking trails meander through the fields and woodlands, allowing visitors to immerse themselves in the natural beauty of the area.

The village is surrounded by enchanting woodlands, providing ample opportunities for exploring, and with its serene atmosphere, Hilborough is a haven for nature lovers and those seeking tranquility.

Take a trip to High Lodge, Thetford Forest which is less than 10 miles away and a haven for wildlife, offering endless miles of walks, activities including Go Ape and their Gruffalo trail, and plenty of picnic areas. It is also a popular location for performances by music acts.

Take a walk through the rural countryside and head down to the popular local pub, The Swan Inn, for a delicious carvery on a Sunday afternoon.

A short drive will take you to the popular towns of Swaffham and Watton, where you can explore local shops, eateries, and enjoy a whole host of amenities.

One of the notable landmarks in the neighbouring village of Didlington is the historic St. Michael Church, a stunning church which stands as a testament to the village's rich heritage. With its ancient stone walls, exquisite stained glass windows, and

Whether you're seeking a peaceful retreat, an exploration of history and nature, or simply a break from the fast-paced world, Hilborough offers a delightful, tranquil escape.



Note from the Vendor



A drone photo of Falconers Lodge, surrounded by beautiful woodland.

“We have footpaths direct from the front door and into the forest, we love to watch and listen to the assortment of wildlife, including nightjars.

THE VENDOR



SERVICES CONNECTED

Private water supply via bore hole. Private drainage via septic tank. Mains electricity with electric heating.

COUNCIL TAX

Band D.

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 within a conservation area.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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