



Hill Farm  
Hill Road | Morley St. Peter | Norfolk | NR18 9UB

# YOUR CORNER OF COUNTRYSIDE



“This beautiful thatched farmhouse sits in over four acres of land in an idyllic rural location, yet close to Wymondham and the A11.

With stables and outbuildings, the main house and annexe, there’s plenty of flexibility here, it could be an equestrian property, market garden, smallholding or simply a magical family home and place to raise your children.”







# KEY FEATURES

- A Beautiful Grade II Listed, Detached Thatched Cottage in the Village of Morley St. Peter
- Three Bedrooms; Two Bath/Shower Rooms
- Kitchen/Dining Room with Original Bread Oven and Separate Utility Room
- Sitting Room, Study and a Conservatory
- A Separate Annexe with Kitchen, Sitting Room and Shower Room
- Formal Gardens, Working Garden with Vegetable Beds, Wildlife Pond and Orchard
- Double Cart Lodge and Numerous Outbuildings that also include Four Stables
- Paddocks and Wild Flower Meadows
- The Gardens and Grounds extend to 4.3 acres (stms)
- The Accommodation extends to 1,616sq.ft
- EPC Exempt

With chocolate box good looks, this thatched property impresses right from the start. It's set well back from the road with paddocks and formal gardens surrounding the house, along with an annexe, stables and further outbuildings. Picture perfect, it's certainly a lovely spot and there are so many things you could enjoy here. Turn into the drive and it feels as though you're leaving the outside world behind, but when you need schools, shops, transport links and the rest for day to day life, it's all right there on the doorstep.

## The Past Meets The Present

The property dates back to around 1650 and the owners have had a historical report done that gives information about its past - this will remain with the house for the new owners to enjoy. It's been a happy home to the current owners for around 40 years and they have raised their three children here, before welcoming five grandchildren who have also spent a lot of time at the property. When the owners first moved here, the property needed significant work, so they stripped it right back to the basics before repairing and renovating with a very light touch, to maintain the character. There are wonderful features throughout, including many original oak beams, pamment tiled floors, vaulted ceilings, attractive fireplaces and an old bread oven. The owners have fitted log burners in both the kitchen and the sitting room and love the cosy feel these provide.









# KEY FEATURES

## Have It Your Way

The main house consists of the kitchen/diner, the sitting room, a useful utility room, ground floor shower room, nice little garden room, plus a further reception that has mostly been used as a study, but could also be a playroom, sitting room or music room. There are two staircases, so all three generous double bedrooms on the first floor can be accessed independently. The master also benefits from a gorgeous en-suite bathroom with feature rolltop bath. The owners have converted the former dairy into an annexe that they have used predominantly for parties. It has a large sitting room with a woodburner, a fully-equipped kitchen and a shower room, with access to a large undercover dining area, so you can have parties without worrying about the weather. The owners' grandchildren have hosted many friends here, playing music without having any neighbours to disturb, and many memories have been made here over the decades. There are four stables next to the annexe, a large storage barn and a further outbuilding, all without restrictions, so there's potential here if you wanted horses or other livestock, or to convert more of the space.

## Living The Dream

There's a lovely formal garden wrapping around three sides of the farmhouse, so plenty of green views to enjoy and room for children to play. Beyond this, there's a working area of garden with a greenhouse and some vegetable beds, a wildlife pond, a small orchard with apples, pears and plums, plus paddocks that are currently wild flower meadows. The owners have a bench right at the end of the meadow and love to sit here, either with a cup of tea in the morning or a glass of wine in the evening, watching the bees and butterflies and the abundant wildlife. They've seen deer, pheasants, egrets, herons, buzzards, woodpeckers and even owls on the land or surrounding fields. The owners don't use any chemicals on the land, so if you did want to grow your own produce, start a market garden or even a vineyard, you could be completely organic. You have a real sense of privacy here - in your own little world - yet you're still part of a friendly community. The house is just down the road from Wymondham College and it's walking distance to the village hall that has a lot of sports facilities and classes, as well as language classes, toddler groups, musical theatre and more. You're close to the A11 for travel up to Norwich or out of the area, with both Wymondham and Attleborough within easy reach.



































THE ANNEXE























# INFORMATION

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## On The Doorstep

Morley St Peter is a small unspoilt village approximately 1.5 miles from the A11. The market town of Wymondham is approximately 4 miles distant and has good shopping facilities and a Lloyds bank as well as excellent schools. The property is well placed for the renowned Wymondham College. The town of Attleborough is just under 3 miles, which also offers a further range of shopping facilities and there is a rail service from Wymondham and Attleborough with trains to Cambridge and Norwich.

## How Far Is It To?

The city of Norwich is approximately 13 miles distant with a wide range of retailers, from national brands to independent boutiques and shops, restaurants, bars, cafes and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral. There is a main line railway station to London Liverpool Street and Cambridge and to the outskirts, an international airport. The town of Diss is approximately 14 miles to the south.

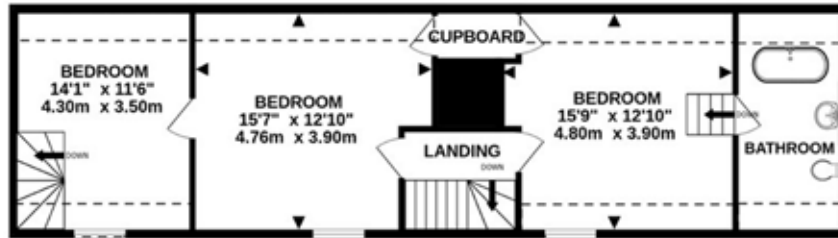
## Directions

Leave Norwich on the A11 Newmarket Road. Stay on the A11 past Wymondham to the Spooner Row junction. Up the slip road, turn right at the top, to the roundabout, take the second exit back over the A11 to another roundabout, first exit Station Road. After a short distance, turn left onto B1172 London Road. Five to six hundred yards another roundabout, take second exit, still London Road. Take second right ( just past the sign for Besthorpe ) onto Hill Road, and after passing the houses on your left hand side, the property will be found further along on the right.

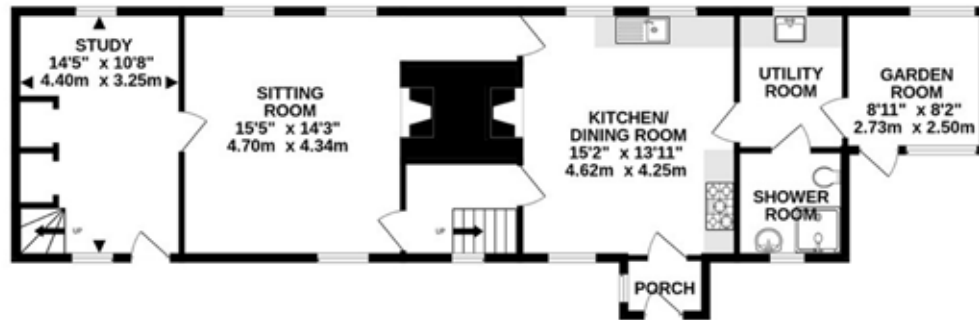
## Services, District Council and Tenure

LPG Gas Central Heating, Mains Water, Drainage via Septic Tank  
South Norfolk District Council – Council Tax Band E  
Freehold

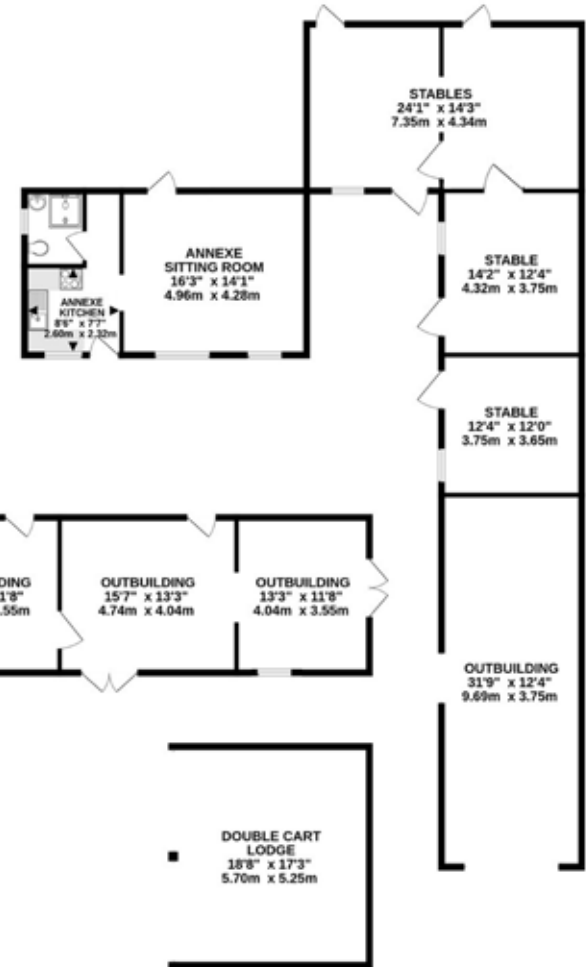




1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



ANNEXE & OUTBUILDINGS  
(NOT TO SCALE)  
2261 sq.ft. (210.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDINGS) : 1616sq.ft. (150.2 sq.m.) approx.  
TOTAL FLOOR AREA : 3877 sq.ft. (360.2 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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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

