



THE STORY OF

# Irmingland Hall

*Corpusty, Norfolk*

**SOWERBYS**



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Irmingland Road, Corpusty, Norfolk  
NR11 6QF

Grand - Yet Manageable - Country Home

Around 8,000 sq. ft. of Accommodation

Three-Bedroom Guest Cottage

Grand Formal Receptions

Six Individual Bedrooms

Exquisite Garden Room

Elegant and Sophisticated Interiors

Formal Grounds of Around 5.9 Acres (stms)

SOWERBYS HOLT OFFICE

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)





“The stunning grounds are a real asset to Irmingland Hall, creating immense privacy and a rural appeal.”

Irmingland Hall is a handsome and imposing, Grade II listed country house, with a wonderful south-facing position surrounded by gloriously undulating countryside overlooking the Bure Valley. Spanning three floors, the main hall extends to almost 8,000 sq. ft. whilst there's also a three-bedroom guest cottage of around 900 sq. ft.

The Hall was originally substantially larger, built in an H-Plan in 1609 for Sir Nathaniel Bacon, and once belonged

to the Fleetwood family, one of whom, General Fleetwood, married Oliver Cromwell's daughter Bridget who, it is said, lived at the hall.

In 1788 the majority of the hall was demolished, leaving the north wing which stands today. This was extensively renovated, with a façade added in 1920, and has been maintained to a high standard by the current owners, who have sympathetically enhanced this great hall during their meticulous ownership.





With oversized sash windows, elegant portico entrance and impressive mellow red-brick elevations, the hall has a great presence set alongside glorious and undulating countryside.

There are fine formal rooms, which are to be expected in such an historic residence. In particular the panelled drawing room, with detailed fireplace and double height ceiling, and a superb garden room, added in 2015, with a vaulted ceiling which provides a spectacular view of the gardens and grounds, are stand-out spaces within the home.

A formal dining room, set off the main hall, provides entertaining options on a grand scale. A refined in-frame kitchen is open-plan to a dining area and provides the all-important hub of the home, complete with Aga, a suite of integral appliances and impressive open fireplace.

A further addition to the house, in recent years, was a charming double aspect sitting room, a cosy yet elegant room it enjoys fine views down the sprawling gardens and beyond to idyllic water meadows. A pleasant and informal snug provides a peaceful and restful space away from the formal areas.

As with many homes of this scale and stature there are several functional and practical rooms to support the lifestyle it bestows with a pantry, cellar, utility room, boot room, and boiler room.





An elegant, oak panelled staircase rises from the reception hall to the first-floor landing above.

Echoing the drawing room below, the sumptuous principal bedroom boasts a double height ceiling and glorious double aspect views. Extensive, fine cabinetry lines the walls whilst a dressing area and en-suite bath/shower room add to the luxury of this exceptional space.

Two further double bedrooms, both with en-suite bathrooms, provide further principal rooms each enjoying fine views of the gardens. The first floor is complete with a study.

A turning staircase from the landing leads to the second floor, which hosts a further three generously sized bedrooms and bathroom. This floor provides a high degree of versatility whilst allowing the accommodation of the house to expand and contract, as required.







Tucked away on the east elevation of the hall is a self-contained cottage offering lateral accommodation, which provides a multitude of functions including guest accommodation, in-house staffing options and other forms of hospitality.

The cottage is currently configured as three bedrooms, with an en-suite bedroom and a separate bathroom, a dining room and kitchen, hall and a lovely sitting room with french doors out to a sheltered garden area with delightful views.

Set between the hall and the cottage are four bays of garaging, with electric doors, providing flexible ancillary space to utilise. Adjoining the garaging is a store area, complete with gardener's loo.







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.



Irmingland Hall is set in around 5.9 acres (stms) of land and enjoys a grand approach from the south, through wrought iron gates mounted on stone pillars between concaved brick walls, onto a gravelled driveway.

The driveway sweeps down to the house, with views of the valley beyond, is flanked by exquisite, formalised gardens.

The drive leads to the front of the house where a spacious courtyard area provides a formal arrival. Through high walls on the west elevation the drive wraps around the hall and onwards to a rear courtyard area giving access to the ancillary buildings and guest cottage. A second, informal entrance leads out of the grounds.

The gardens and grounds are a great asset to the hall and create a magical and serene environment whilst soft boundaries ensure the property and grounds marry seamlessly with adjoining countryside.

To the south of the house is a predominantly walled garden, with high south and east-facing walls. This area surrounds the house and parking area with expansive lawns.



A wonderful paved sun terrace adjoins the garden room and is ideal for outside dining and entertaining, looking out over an ornamental pond and the well-stocked colourful borders.

Steps up through a stone balustrade rise to further expanse of lawn which has been conveniently levelled for sporting pursuits.

The majority of the grounds off the rear elevation of the hall are mainly laid to lawn and provide an idyllic parkland style appeal. Peppered with a fine selection of meticulously maintained trees, the parkland gardens sweep gently away from the hall down to water meadows in the valley.

To the north of the house is an established orchard and hard tennis court. The boundaries of the land are either fenced or hedged with a variety of established trees.

Irmingland Hall commands a unique and idyllic setting with an elevated position which embraces a glorious and discreet corner of North Norfolk's countryside. With immense privacy and rural appeal, the property also enjoys the excellent nearby conveniences of the historic market towns of Holt and Aylsham. The vibrant city of Norwich and its airport are less than 14 miles away to the south and provide a plethora of amenities, along with travel opportunities with worldwide connections.





ALL THE REASONS

# Corpusty

IN NORFOLK  
IS THE PLACE TO CALL HOME



Filled with community spirit, Corpusty offers a primary school, a small shop with post office and a local pub overlooking the village green. It is a beautifully rural place to be with wonderful walking and cycling routes nearby.

Just over six miles away, the strong sense of community continues among the proud residents and local businesses of Holt. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark that has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle

stores to explore and fill your home and wardrobe with beautiful things. Whilst on the edge of town is the eponymous Gresham's school.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life!

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from Sowerbys



“The Georgian market town of Holt offers a nearby range of independent and high-quality shops.”

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## SERVICES CONNECTED

Mains water, electricity, and broadband connectivity.  
Private drainage. Oil-fired central heating.

## COUNCIL TAX

Band H.

## ENERGY EFFICIENCY RATING

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

## TENURE

Freehold.

## LOCATION

What3words: ///wizards.curtail.covering

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.

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