



Starston Hall
Hardwick Road | Starston | Norfolk | IP20 9PU

MOATED MANOR



If authenticity in architecture is important to you, hurry!
It'll be some time before you see another historic home this well-preserved and with so many features intact.
Here are exposed beams, fireplaces, oak, elm and pamment floors, a sprung bell system,
in short everything you'd hope to find in a period property.
Modern conveniences feature too – four lovely bathrooms and a smart hand-built kitchen
provide a high level of functionality in this luxury five-bedroomed residence.



KEY FEATURES

- A Handsome Grade II Listed, Part Moated Manor House situated in the Village of Starston
- Five Generous Bedrooms; Four Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room, WC and Cellar
- Four Reception Rooms including a Study
- The Beautiful Grounds extend to 4.25 acres and include a Crescent Shaped Moat with Bridge, Japanese Garden with Tea House, Pond and Humped Bridge, a Separate Detached Barn used as Games Room complete with WC
- Peaceful Rural Location, surrounded by Countryside yet minutes from Harleston
- The Accommodation extends to 4,461sq.ft
- No EPC Required

"It's an incredible place to live," say the owners. "It's been a wonderful home for us, our children and our grandchildren." You don't doubt them when they say they have loved their 23 years in this tranquil spot, peacefully secluded and enveloped by gentle countryside. They are the latest of many residents and visitors to appreciate this special place. Previous enthusiasts include botanist Sir William Jackson Hooker, first director of Kew Gardens who learned estate management whilst at the Hall. Also the artist David Carr whose close friend L S Lowry was often a guest at the house. What would once have been rendered under thatch, this timber-frame building, built 1601, was encased in brick and topped with appealing black-glaze pantiles sometime in the middle of the 19th century, according to the Historic England listing. This was a high-quality transformation of the exterior with stunning brickwork, look at the crow-stepped gable ends and the wonderful arched detailing above the main door and windows.

Step Inside

"As soon as we stepped into the hallway, we knew this was our house," the owners say of their initial visit, and it certainly is impressive. A hanging staircase rises through this double-height space, while underfoot a chequerboard of quarry tiles displays a delightful patina. Turning back on yourself, you'll see overhead a fascinating isolated landing connecting two bedrooms and creating an indoor balcony. Reminiscent of a minstrel's gallery, it has indeed been a popular spot with resident children who have enjoyed putting on shows on this suspended "stage" while the audience's raked seating was provided by the staircase below.

Lateral Space

On your left is the drawing room, a substantial space of over 400 square feet and well lit by windows to the south and west. The wide brick chimney breast, one of two main stacks, rises to the ceiling, an open hearth at its base. An intriguing iron fireback, the history of which is unknown, shows two peasants in relief carrying out estate tasks.





KEY FEATURES

Double doors lead to a Victorian addition running the full width of the back of the house. Here is the capacious kitchen/breakfast room, over 30 feet long with plenty of room at one end for a large table. Traditional units, handbuilt by Suffolk based cabinetmakers, Plain English, are finished in harmonious shades of Farrow and Ball. On one side, a smart granite counter contains an induction hob and electric oven, while on the other side a Belfast sink is surrounded by a warm wood counter of cherry. With an oil-fired Aga in the chimney and proper pamment underfoot, this sociable space combines the best of English country tradition with practical 21st century kitchen requirements. Next door is a smaller room which would make an ideal snug or home office. Its pamment tiled floor also suggests deployment as a separate dining room. The exposed brick fireplace is not currently in use, though it would be worth exploring with a view to reinstating. For more formal occasions, the current dining room is at the front of the house, across the hall from the drawing room in a layout ideal for entertaining. A handsome black stone fireplace surrounds another open hearth, promising cosy family celebrations. Much of the wood for these hearths, incidentally, will be supplied by the extensive grounds. At the east end of the original building is a room whose cooler location, brick floor and adjacency to the cellar stairs suggest it was the original kitchen before the Victorian extension. Currently it's used as a study. Before heading upstairs, check out the row of servants' bells in the rear hallway, the pulls for which are extant in many rooms. From this hallway, stairs lead down to the cool and dry cellar, perfect for storage – especially wine. There is also a WC and utility.

Exploring Upstairs

Three generous double bedrooms and three bathrooms, two of which are ensuite, occupy the first floor. Fireplaces remain in two bedrooms, the largest of which also benefits from a large run of built-in cupboards spanning a corner. Stairs lead up to an attic floor where two further bedrooms, both a good size, sit in the partly vaulted roof and share a bathroom with shower stall as well as tub.

Step Outside

Set deep in its own grounds, the appeal of this property comes as much from the gardens as from the bricks and mortar. Directly behind is a long stone terrace, a beautifully sheltered spot thanks to the wellhouse beyond which also provides a covered seating area in the event of a sudden shower. Over four acres of gardens welcome all manner of wildlife – birds, deer, hare, newts, ducks – “you name it, it's here!” say the owners, attributing this popularity with local wildlife to the extreme quiet. There is much to explore here, including a Japanese garden with teahouse, pond, traditional humped bridge and standing stones, the crescent-shaped moat with bridge at the halfway point, and plenty of mature trees and shrubs. Who knows – one or two might have been the work of William Hooker himself! There is also a separate barn, currently used as a games room.





























INFORMATION



On The Doorstep

A quiet and rural settlement in the heart of the picturesque Waveney Valley, Starston nevertheless has an active village hall with many regular organised events. Just two miles away, Harleston offers supermarkets and specialty shops as well as an open market which has operated every Wednesday since 1259!

How Far Is It To?

Connections farther afield are surprisingly good. Diss, from where fast and frequent trains depart on the London-Norwich mainline, is little more than 20 minutes' drive away. Here are larger supermarkets, boutique shops, the Mere and The Corn Hall arts centre. Norwich is 19 miles distant where a more comprehensive range of shopping with two shopping malls and boutiques, leisure and cultural facilities can be found. It also has a range of private schooling as well as the University of East Anglia and the Norfolk and Norwich University Hospital. Norwich has a mainline railway station to London Liverpool Street and Cambridge, as well as an international airport.

Directions

Leave Diss on the A1066 and turn right onto Stuston Road/B1077. At the roundabout take the 1st exit onto the A143. At the roundabout take 2nd exit and stay on the A143 signposted Great Yarmouth. At the roundabout take the 1st exit onto High Road and then a slight left onto Starston Lane. Continue onto Railway Hill over a bridge and then turn right onto Church Hill. Continue onto Hardwick Road and after passing a wooded area, the lane leading down to the property will be found on the right hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [chains.backtrack.foster](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

Broadband Available - vendors use BT

Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

South Norfolk District Council - Tax Band G

Freehold



Hardwick Road , Starston IP209PU

TOTAL APPROX. FLOOR AREA 5,187 SQ.FT, 483 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

MAIN HOUSE INTERNAL AREA	: 4,461 SQ.FT, 415 SQ.M
OUTBUILDING INTERNAL AREA	: 318 SQ.FT, 30 SQ.M
BARN INTERNAL AREA	: 408 SQ.FT, 38 SQ.M
TOTAL AREA	: 5,187 SQ.FT, 483 SQ.M

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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