



THE STORY OF

Hall Cottage

North Burlingham, Norfolk

SOWERBYS



THE STORY OF

Hall Cottage

North Burlingham, Norfolk
NR13 4SZ

An Extraordinary Home on the
Site of Burlingham Hall

Superb Potential to Renovate Further

Almost Seven Acres of Enchanting
Grounds (STMS)

Historic Property Consisting of the
Former Burlingham Hall Estate Offices,
Grooms Cottage and Stabling

Vast Array of Outbuildings

Breathtaking Walled Garden

Existing Living Accommodation: 2673 Sq. Ft.

Further Potential Living Space: 3773 Sq. Ft.

Potential Total Living
Accommodation: 6446 Sq. Ft.

Idyllic and Highly Private Setting

Easy Reach of City and Coast

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Standing proud within the grounds of Burlingham Hall, a former grand country house estate stretching for many thousands of acres, this extraordinary home presents a most unique opportunity to continue the impassioned renovation of an idiosyncratic property formed of the original Estate Office, Grooms Cottage, Stabling & Coach House.

With a location so idyllic and private, it is easy to forget that this historic oasis is only 9 miles from the city of Norwich and 11 miles from the famous Norfolk coastline.

Having undergone an inspired schedule of renovation under the current ownership, this fascinating home offers spacious accommodation at the heart of the property, whilst an extensive array of unconverted accommodation stretches to a further 3773 sq. ft. - a brilliantly exciting opportunity to further renovate and develop what is truly a 'one-of-a-kind' property. Additional useful outbuildings total a further 801 sq. ft.

Some fittings have been salvaged from the Hall and original auxiliary buildings, including a fine Victorian linen press in the entrance hall. Character features adorn every corner of the home.

It is clear that this is a property not only with many a story to tell, but one that can adapt to accompany the most fulfilling and idiosyncratic of countryside lifestyles.



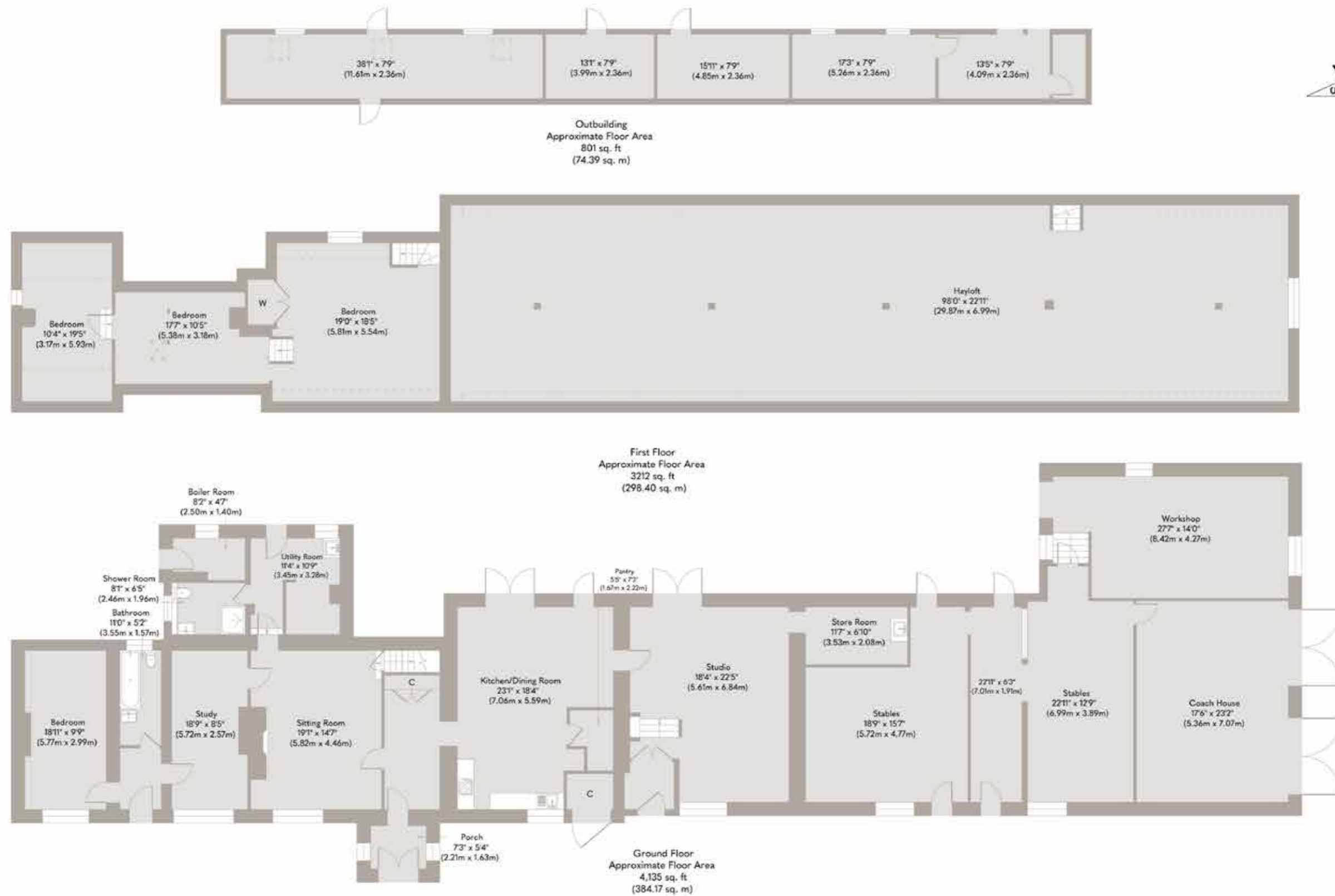


Clear potential can be found around every turn with extensive unconverted haylofts, stables and further barn outbuildings flanking the main cottage itself.

Amongst the finest features of the residence are the enchanting grounds in which it sits. The 6.8 acres (STMS) of idyllic gardens are but a fraction of the once commanding country estate of which this site was the nerve centre. The peaceful and majestic setting was, in part, due to the influence of Humphrey Repton, widely regarded as the last master of the classic phase of English Landscape Gardens, and an example of his trademark 'Ha-Ha' sits on the eastern boundary.

Beyond the elaborate "Reptons Gate" one will find woodland where handsome specimen trees thought to be hundreds of years old are around every corner – a wellingtonia, a cedar and a huge monkey puzzle keep watch over the ancient grounds. Formal walled gardens have been lovingly revived by the current owners and must be seen to be believed whilst a magical area of grass under the dappled shade of trees to the front show evidence of the foundations where the great hall once stood; now an oasis where deer graze and extraordinary family memories await.





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. Copyright V360 Ltd 2023 | www.houseviz.com

North Burlingham

RURAL CHARM NEAR NORFOLK'S SCENIC BROADS

North Burlingham is a small village in Norfolk, England, located between Norwich and Great Yarmouth. It is known for its rural charm, scenic countryside, and proximity to the Norfolk Broads, a network of rivers and lakes popular for boating and nature walks. The village features historic buildings, including a medieval church, and provides a quiet, picturesque setting ideal for those seeking a peaceful rural lifestyle.

Surrounded by the picturesque landscape of the Norfolk Broads, this charming village offers a wealth of activities nearby including boating, fishing, birdwatching, and the Burlingham Woodland Walks, making it a haven for outdoor enthusiasts.

The village's convenient location offers easy access to the A47, facilitating straightforward journeys to Norwich City Centre and the stunning Norfolk coastline. Additionally, the proximity to local amenities ensures residents have everything they need within reach.

North Burlingham is just 9 miles east of the city of Norwich. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.



Note from the Vendor



“We’d describe our home as historic, comfortable and unique.”



SERVICES CONNECTED

Mains electricity. Private water supply. Heating via pellet fed biomass.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 0380-2288-7350-2704-8785

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///coverage.pins.aviators

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

