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THE STORY OF

# Red Hall Farm

*Beeston St. Andrew, Norfolk*

SOWERBYS



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# Red Hall Farm

Beeston Lane, Beeston St. Andrew,  
Norfolk, NR12 7BL

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Stunning Country House

Fine Parkland Style Views to the Front

Fully Renovated Throughout  
with Period Detailing

Three Well-Appointed Reception Rooms

Impressive Kitchen and Orangery with Cellar

Office and Studio Above

Four First Floor Bedrooms, with Two  
En-Suites and Family Bathroom

Three Attic Bedrooms and Bathroom

Impressive Entrance and Cart Lodge

Just over 3 Acres (STMS) of Well-  
Landscaped Grounds

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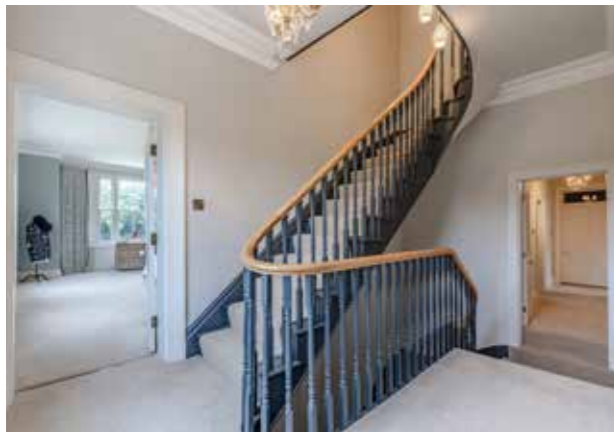


A breathtaking country home, Red Hall Farm has been thoughtfully renovated to a high standard, blending luxury and comfort seamlessly. Every detail has been carefully considered, with no expense spared, ensuring a flawless finish throughout. While the home offers impressive grandeur with its high ceilings and elegant spaces, it still exudes a warm, welcoming atmosphere that feels like home from the moment you arrive. As you approach via the private drive, the house stands proudly, inviting you in with its charm and character.

Stepping inside, the spacious hall immediately sets the tone for what's to come, offering a glimpse of the home's impeccable craftsmanship and soothing ambiance. The drawing room, bathed in natural light, offers a peaceful retreat, with a wood-burning stove providing warmth in winter and double doors leading to the terrace for enjoying summer breezes. For formal entertaining, the stunning dining room off the hall is perfect for hosting special occasions.



The heart of the home is the show-stopping open-plan kitchen, sitting room, and orangery. The cosy sitting area, with its rich, intimate colour palette, is perfect for relaxing, while the kitchen impresses with ample storage and hand-painted cabinetry in cool tones. The orangery, filled with light and offering beautiful garden views, creates a sense of serenity. And for a touch of intrigue, there's a hidden room: with the press of a button, the floor raises to reveal a staircase leading to an expansive cellar. A separate office, with its own entrance, features a spiral staircase up to a first-floor studio and cloakroom.





Upstairs, an elegant staircase leads to the first floor landing, where each of the four bedrooms is thoughtfully designed to offer space and privacy. The luxurious feel continues with two beautifully finished en-suite bedrooms, and a family bathroom. The top floor boasts a charming attic space with three vaulted bedrooms and an additional bathroom.

Outside, Red Hall Farm is accessed through an impressive brick entrance onto a circular driveway, leading to a detached double cart lodge and a lockable store. The lodge features a steep-pitched roof, offering potential for further use of the attic space, subject to the relevant consents.



The property sits on approximately three acres of mature grounds (STMS), with a sweeping lawn, established trees, and a beautifully designed limestone terrace - ideal for summer garden parties. The garden benefits from a rainwater harvesting system, perfect for maintaining the lush landscape.

Formerly a working farm, the agricultural barns at the rear are currently being transformed into an exclusive, aesthetically pleasing living environment.





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.  
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# Beeston St Andrew

RURAL SERENITY MEETS  
URBAN CONVENIENCE



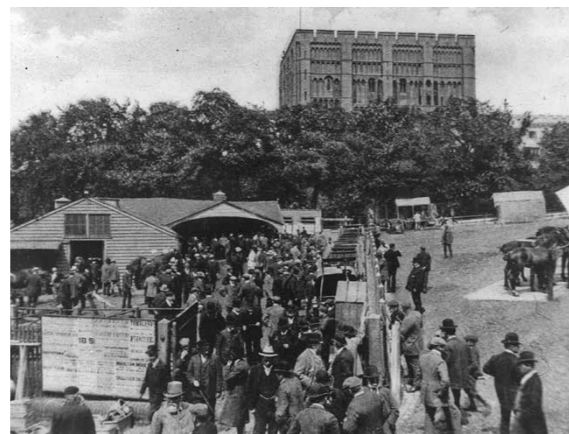
A picturesque civil parish. Beeston St Andrew offers a peaceful and idyllic environment, making it an ideal place for those seeking a quiet and serene lifestyle. The village is surrounded by beautiful countryside, providing ample opportunities for outdoor activities such as walking, cycling, and nature exploration.

The nearby villages, including Rackheath, Thorpe End and Spixworth, as well as the nearby town of Sprowston, boast a range of amenities. These include local shops, pubs, and restaurants, providing residents with convenient access to everyday essentials and dining options.

For those seeking a bit more excitement, the nearby city of Norwich offers a wealth of cultural, historical, and entertainment attractions. Norwich is famous for its stunning medieval architecture, including the magnificent Norwich Cathedral and Norwich Castle. The city also offers a diverse range of shopping opportunities, from high-street brands to independent boutiques, as well as a vibrant night-life scene.

Norwich is also home to a variety of museums, galleries, and theatres, providing ample opportunities for cultural enrichment and entertainment. Additionally, the city hosts an array of events and festivals throughout the year, catering to a wide range of interests and tastes.

Overall, Beeston St Andrew and its proximity to Norwich offer the perfect blend of rural tranquillity and urban convenience, making it an attractive location for residents.



## Note from Sowerbys



“Every detail has been carefully considered, ensuring a flawless finish throughout.”



### SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Oil fired central heating.

### COUNCIL TAX

Band H.

### ENERGY EFFICIENCY RATING

F. Ref: 9051-2431-1090-2400-3195

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: ///sang.plant.strict

### AGENT'S NOTE

There is a service charge payable for the treatment plant, pond and other communal areas, the amount of which is to be confirmed.

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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