



Hill House
Narborough Road | Marham | Norfolk | PE33 9JS

VICTORIAN ELEGANCE



Situated in grounds of just over 3 acres with breathtaking field views and perfect for an equestrian owner, this elegant late Victorian property has been completely renovated over almost three decades and retains many period features.

The well-presented accommodation is extensive and spacious, whilst outside there are stables with a tack room and an arena/menage.

There is ample parking for vehicles on the shingled drive to the front of the property.



KEY FEATURES

- A Wonderful Renovation of a Substantial Detached Victorian Property offering Equestrian Facilities
- Flexible Living Accommodation Arranged Over Two Floors with Original Period Features
- Five Bedrooms and Two Bathrooms
- Large Open Plan Kitchen/Dining Room with Separate Utility Room and Ground Floor WC
- Two Reception Rooms
- The Grounds extend to 3.1 acres (stms) in a Stunning Rural Location
- The Equestrian Facilities include Stabling, Menage and Paddocks with Access to Off Road Hacking and Dog Walking directly from the Menage
- Convenient Location close to A47 for Ely, Cambridge and London
- The Accommodation extends to 2,408sq.ft
- Energy Rating: F

The present owner purchased the property in 1996. "It was virtually derelict, had no kitchen and the garden was overgrown and full of rubbish," they explained. "When I pulled onto the drive, the farrier was shoeing horses by the old stables and I could see the other horses in the field near the house. I was sold before I even stepped into the house! It was perfect for my growing family – my children loved growing up there." When walking into Hill House, one is immediately struck by how light and airy the interior is throughout, particularly the large 28 x 15ft kitchen/dining room which is double aspect. And in each room there are wonderful period features to be found, including cast iron fireplaces in several of the rooms, areas of exposed brick wall, stripped pine doors, and either varnished floorboards or tiled floors so in keeping with the feel of the property.

Labour Of Love

During their time in the property, the owner has transformed it into a wonderful family home, completely renovating it throughout. The work undertaken has included a new kitchen and bathrooms, overhauling the drains, a new roof in 2019 and also repointing the property in the same year. Outside has seen a new driveway, fencing, arena/menage 20m x 40m, and stables/tack room. "I have strived to retain the original features of the house while giving it an updated traditional look; as an example I have used some Farrow & Ball colours. And the kitchen was built to my specifications, with ceiling-height cupboards and a huge island."

History Of The House

Originally part of Battles Farm, the property was built around 1890. The original house prior to that stood where the stables are now. The house is not listed but is one of the earliest examples of cavity wall construction. It has an ordinance survey mark on one corner and





KEY FEATURES

these are only put on significant substantial buildings which are going to be around for a long time. At one point in its history the property was divided into two houses which was facilitated by the fact that it has both a main entrance with a main staircase, and a back entrance with a secondary servant's staircase. "The two smaller bedrooms upstairs had a connecting door which has been concealed now with plaster board and was formerly the nanny's connecting door into the nursery. It has all original features like the original floorboards, tiles and fireplaces."

Favourite Spaces

The kitchen is the heart of the house and where the most family time has been spent together. "It's a great entertaining space and comes into its own at Christmas when everyone returns home with their own families. We use the log burner just to add that special touch. I love sitting at the island in the mornings having my coffee and watching the horses gather at the stables waiting for their breakfast. I also love working at my desk and being able to see the horses – although they can get a bit distracting! The sunsets here are the best, and from every room there is a lovely view over either farmland or our own fields."

The Outside

Standing on a plot of just over 3 acres, the property is surrounded by beautiful trees. "My favourites are the two copper birch and the holly bush" the owner said. "It also has numerous Mirabelle plums which give lots of lovely fruit each year – great for eating fresh or making jam. I used to have a veggie plot, and we had a huge climbing frame when the children were little, but now it's mainly just lawn with two patio areas where we have barbecues in the summer." Many years ago, there were originally several cottages on the grounds, as evidenced by the foundations that can still be seen there. There could potentially be development opportunity with the old stable near the property which has the original coach house and stables, with cobbled floor. This is ripe for development into an annexe with the appropriate planning consent. As one would expect for the unspoilt rural location, the grounds see their fair share of visitors from the surrounding fields. "We have a pair of red kites which hunt over the land and also a barn owl who perches in the eaves. House martins return from Africa each year and there is an abundance of different birds including yellowhammers. We also see lots of deer and hares in the surrounding fields."

On Leaving

"Probably the amazing entertaining space where we have had so many lovely memories," the owner said when asked what they would miss most about their home. "My children have loved the freedom outdoors and being able to have their ponies at the bottom of the garden (or sometimes in the garden or even the house!). The house is so spacious you can always find a quiet spot away or gather altogether to enjoy each other's company."





























INFORMATION



On The Doorstep

Marham is a small community situated approximately halfway between King's Lynn and Swaffham, found just off the A47. Situated close to the River Nar, the area surrounding the village is rural and gently undulating. "I love being able to walk my dogs out each morning on the farm tracks without putting them on leads or in the car," the owner said. "We have also loved riding out onto set-aside land which links to bridleways, and being able to ride for miles without going on roads. We are also close to Shouldham Warren which is brilliant for the children, dog walks and hacking. The local hunt meets at our neighbours each year and they also have equestrian events nearby." In addition, there are miles of off-road walking available beside the nearby River Nar, and Bilney Woods is also only a short drive where one can regularly see deer roaming, and buzzards and red kites in flight. The village of Narborough has a trout farm and smokery for fishing and outstanding food, a post office/convenience store, a Chinese restaurant, GPs' surgery and a junior school. When shopping at a supermarket is required, this is found nearby in Swaffham, Downham Market and King's Lynn.

How Far Is It To?

There is a regular mainline train service to London from either King's Lynn or Downham Market. Access to the main Norfolk towns and the city of Norwich is superb, with Norwich approximately 34 miles to the east, and the celebrated North Norfolk coast can be quickly reached by car.

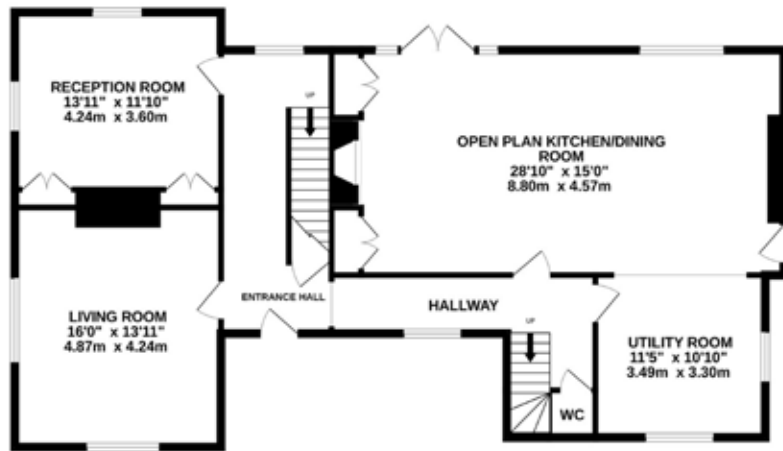
Directions

Leave our Fakenham office and head out on the A1065 towards Swaffham. Turn right to merge onto the A47 towards Kings Lynn/Downham Market/A1122. At the roundabout take the 1st exit onto Downham Road/A1122. Continue to follow the A1122 and turn right onto Chalk Lane. Turn left onto Marham Road and the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

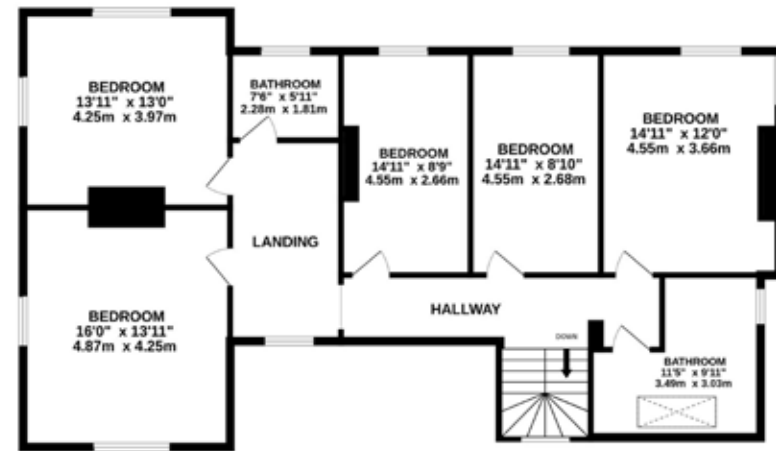
Services, District Council and Tenure

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Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band E
Freehold

GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA : 2408 sq.ft. (223.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)		35	
G (1-20)			
Not energy efficient - higher running costs			50

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