



THE STORY OF
Hill Farm

Croxton, Norfolk

SOWERBYS





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Hill Farm

Croxton, Norfolk
IP24 1LL

Popular Village Location

Grade II Listed Detached Home

Accommodation Stretching to Over 3200 Sq. Ft.

Brick and Flint Façade

Perfect Blend of New and Old World Charm

Five Bedrooms

Four Reception Rooms

Two En-Suites, a Family Bathroom
and Downstairs WC

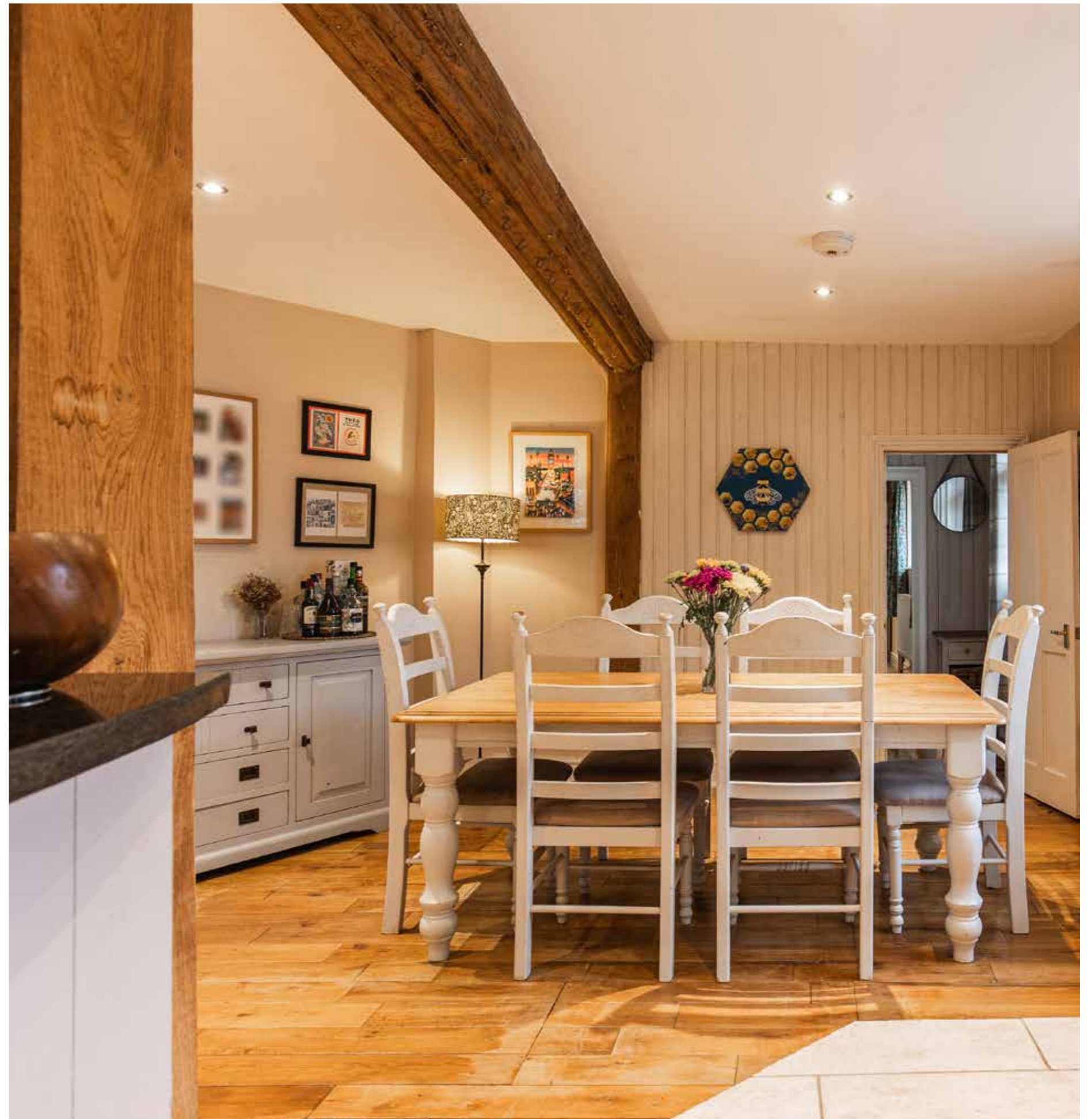
Private Garden

Outbuildings with Potential

SOWERBYS WATTON OFFICE

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Hill Farm is a property that effortlessly combines period charm with contemporary living. Extended and meticulously restored, this Grade II listed home boasts generous and versatile accommodation designed to cater to both modern day family needs and entertaining.

Approached through electric gates, the property offers parking for several vehicles and a range of outbuildings, including options for a garage, carport, or additional storage.

The home opens into a bright and expansive entrance hall, which doubles as a practical boot room when accessed via the private parking area. This leads seamlessly to a beautifully appointed living room featuring a wood-burning stove, providing a cosy space for gatherings. Adjacent to the living room is a snug that connects to a versatile playroom or formal dining room, offering adaptability for various lifestyles.

At the heart of the property lies a family kitchen and breakfast room. With its exposed beams and an electric Aga, this space is a wonderful blend of character and functionality, ideal for family meals and social occasions alike.

Complementing the ground floor is further reception room, currently used as an office or additional sitting room, a utility room, and a convenient WC.

The first-floor features five well-proportioned bedrooms. The principal suite offers a dressing room and a private en suite bathroom. A second bedroom includes its own en suite shower room, while the remaining three bedrooms share a spacious and thoughtfully designed Jack and Jill bathroom.

The layout of Hill Farm provides an opportunity to create a self-contained annexe, ideal for multigenerational living or a business venture. This flexibility enhances the property's appeal, making it suitable for a range of lifestyle needs.

The gardens at Hill Farm are fully enclosed and bordered by a charming brick and flint wall. Mature shrubs and trees, coupled with a beautifully landscaped patio area, create an inviting environment for outdoor entertaining or peaceful relaxation.

With its blend of period elegance, modern convenience, and an enviable setting, Hill Farm presents a rare opportunity to own a home that caters to every aspect of contemporary living while preserving its historic charm.





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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Croxton

HISTORIC CHARM AND NATURAL BEAUTY

Croxton is a village and civil parish in Norfolk, England, located 2.2 miles north of Thetford and 26 miles southeast of Norwich, within the Breckland district. The village has historical roots reflected in its name, which combines Anglo-Saxon and Viking origins, meaning “Krokr’s farmstead.”

In the nearby town of Thetford, there is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

The ancient city of Norwich 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. Its 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 Sowerbys



“A rare opportunity to own a home that caters to every aspect of contemporary living while preserving its historic charm.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 2002-5761-0970-4532-1101

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: ///evoke.preoccupied.code

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SOWERBYS

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 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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