



THE STORY OF

Humbletoft

Dereham, Norfolk

SOWERBYS



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Humbletoft

Sandy Lane, Dereham,
NR19 2QA

Grade II Listed Period Home

Over 8,500 Sq. Ft. of Accommodation

Lovingly Restored and Preserved Home

Nine Bedrooms and Seven Reception Rooms

An Abundance of Charm

Garden Room with Beautiful Views

Garaging and Workshop Extending to Over 1,000 Sq. Ft.

Four Acres (STMS) of Grounds

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“Secluded country living, without the isolation.”

A home full of historic charm. Step through the front door of Humbletoft, formerly named Humbletoft Hall; a Grade II Listed period home; it’s instantly obvious that this is a home which tells a story spanning centuries.

Original parts of this home are thought to have been constructed around the 16th/17th centuries, this alluring piece of architecture has evolved through time; notably, the home was extended during the Georgian and Edwardian eras.

Today, it boasts over 8,500 sq. ft. of living space, complemented by additional outbuildings.

Our sellers have poured their hearts and souls into a meticulous thirty-year restoration project, lovingly preserving each room to an exceptional standard.

Guests arrive via a circular driveway and upon stepping through the front door they will be transported back in time; the grand square entrance hall, warmed on a winter’s day by a roaring fire!





Festive occasions and family gatherings are ready to be had in the panelled reception room, complete with its own turret, the perfect spot for the tree!

“The garden room offers tranquillity and beautiful views.”

A country kitchen is ready for cooking up a feast and the garden room, flooded with natural light and with doors onto the garden, tempts you for a morning coffee or afternoon reading corner.





Upstairs nine bedrooms are also finished to a meticulous standard, providing a wealth of versatility for larger families or ample guest accommodation.

“We have brought the house back to life and now it’s time to hand the baton to the next family.”

The attic, once the domain of servants, now offers endless possibilities for expansion or further transformation.







A sprawling four-acre estate (STMS) has been loved to the same extent as the property.

Humbletoft's mature grounds are a hidden paradise, featuring ornamental duck ponds created by a previous owner. The current sellers have created wild garden areas and a maze, whilst keeping the foundations for a substantial glasshouse which is sadly no longer and managed trees which are older than the property itself.

For those with a penchant for tinkering, there's also garaging and workshop space exceeding 1,000 sq. ft.

Humbletoft is not just a home; it's a testament to history, craftsmanship, and the enduring beauty of time-honoured architecture.

With nine bedrooms and seven reception rooms, this home and garden could become your whole world.

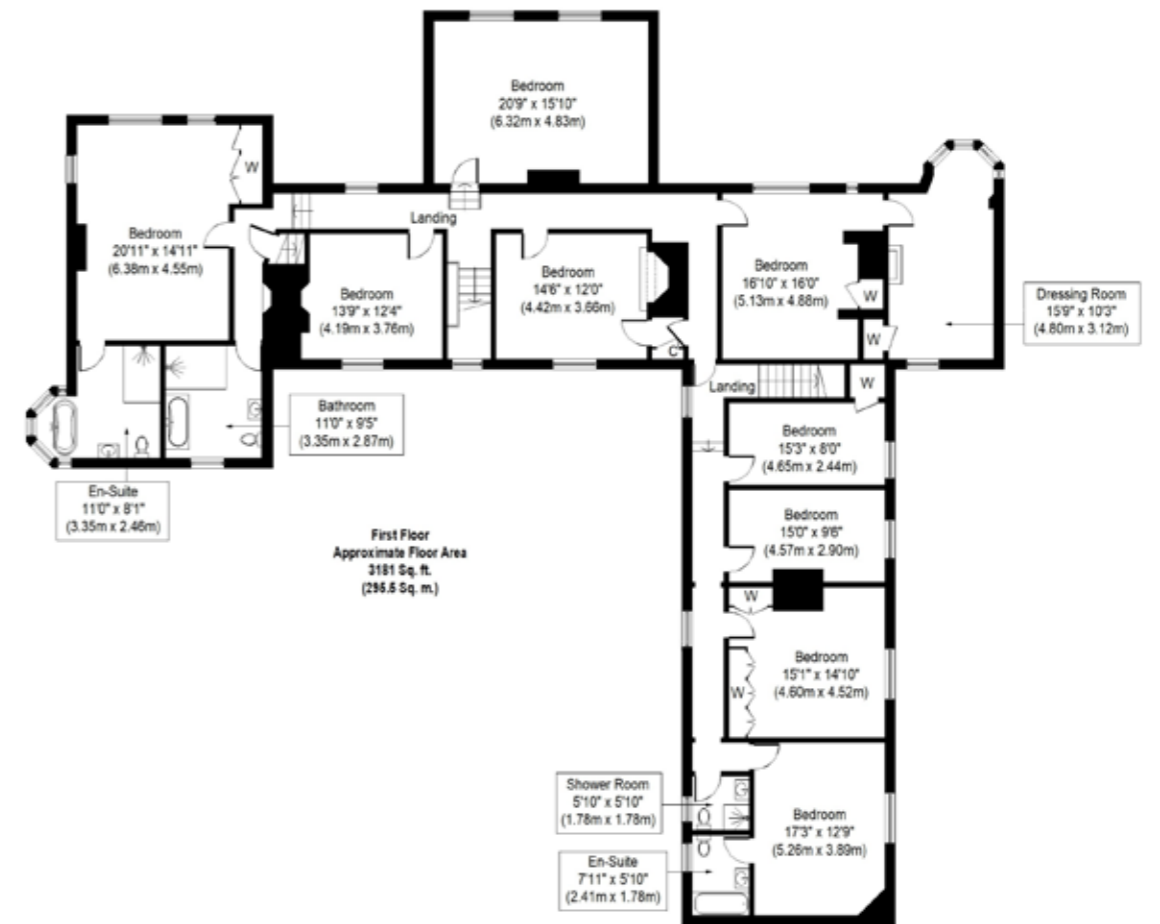
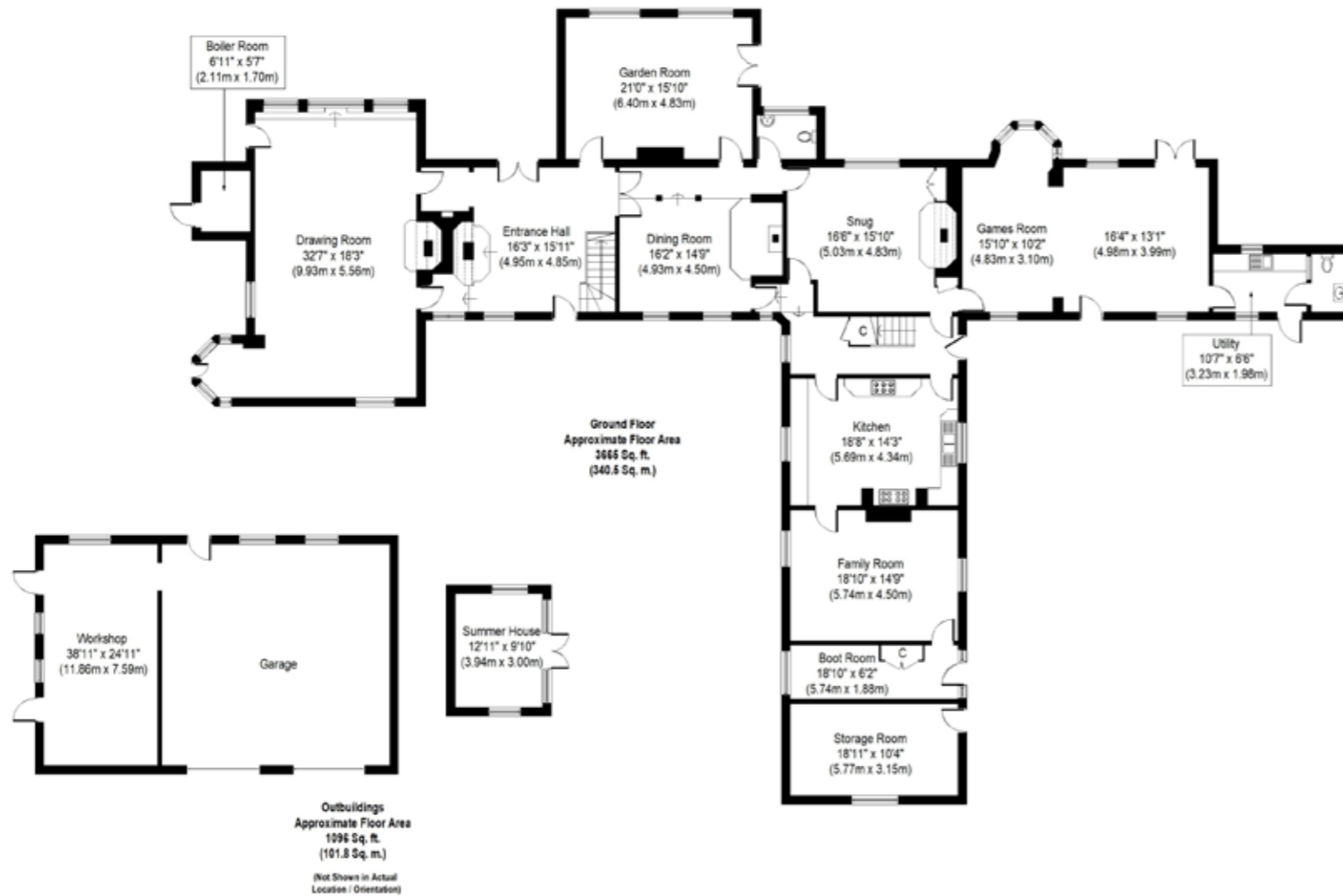
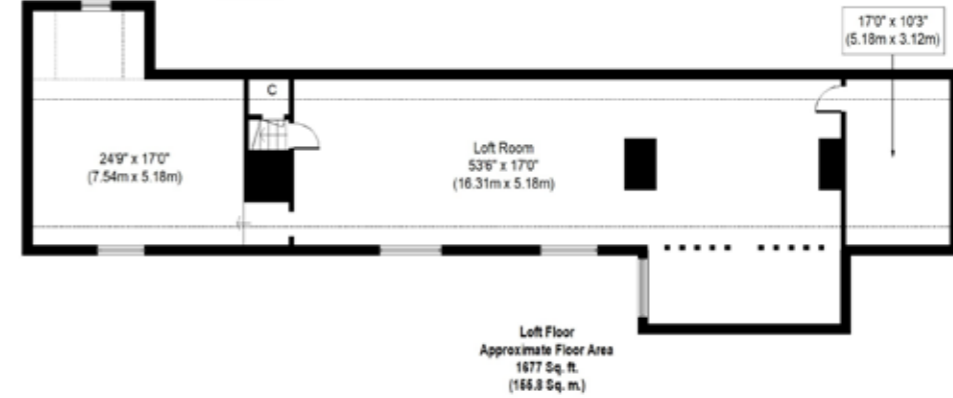




“Living here gave us the ability to enjoy the outdoor life, the wildlife in the garden and the woodland, whilst still only being walking distance from the town.”



☐ = Reduced Headroom Below 1.5 m / 5'0"



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.



ALL THE REASONS
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from Sowerbys



The attic space at Humbletoft.

“The attic offers endless possibilities for expansion or further transformation.

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SERVICES CONNECTED

Mains electricity. Water via private supply. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

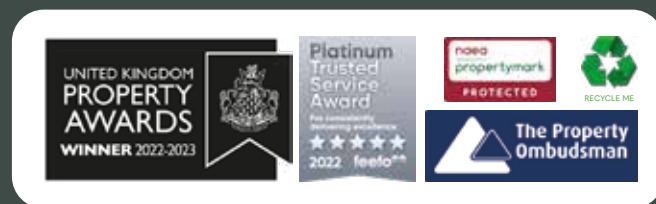
Freehold.

LOCATION

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