



THE STORY OF

# Hobland Hall

*Bradwell, Norfolk*

**SOWERBYS**



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# Hobland Hall

Bradwell, Norfolk  
NR31 9AR

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Extraordinary Neo-Georgian Residence

16,000 Sq. Ft. of Impeccable Accommodation

Extensively Remodelled Under  
Current Ownership

Nine/Ten Bedroom Options

Two Exceptional Annexe Wings

Sensational Indoor Pool Complex

3.75 Acres of Handsome Grounds (STMS)

Grand Sweeping Driveway

Idyllic Location Amongst Countryside

Five Minutes from the Coast

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Standing proud amongst 3.75 acres (STMS) of handsome grounds, the breathtaking Hobland Hall has undergone a fastidious schedule of renovation under the current ownership and now boasts approximately 16,000 sq.ft. of impeccably presented accommodation. With two expansive, newly built wings, this Neo-Georgian residence is not only an architectural marvel but also a highly functional and versatile home in which to live out the most fulfilling of lifestyles.

An opulent embrace greets you immediately when driving through the electric gates up the long sweeping driveway, whilst the front door, framed by a classic Georgian porch, reveals the welcoming drama of the entrance hall and sets the tone for what is truly an immaculately presented home. The original centre of the property showcases two elegant formal receptions that flank the entrance hall – a sitting room to one side and a magnificent drawing room to the other. These traditional receptions are well balanced at the rear of the home by a wonderfully sociable kitchen/breakfast room leading through to the splendid garden room and dining room.

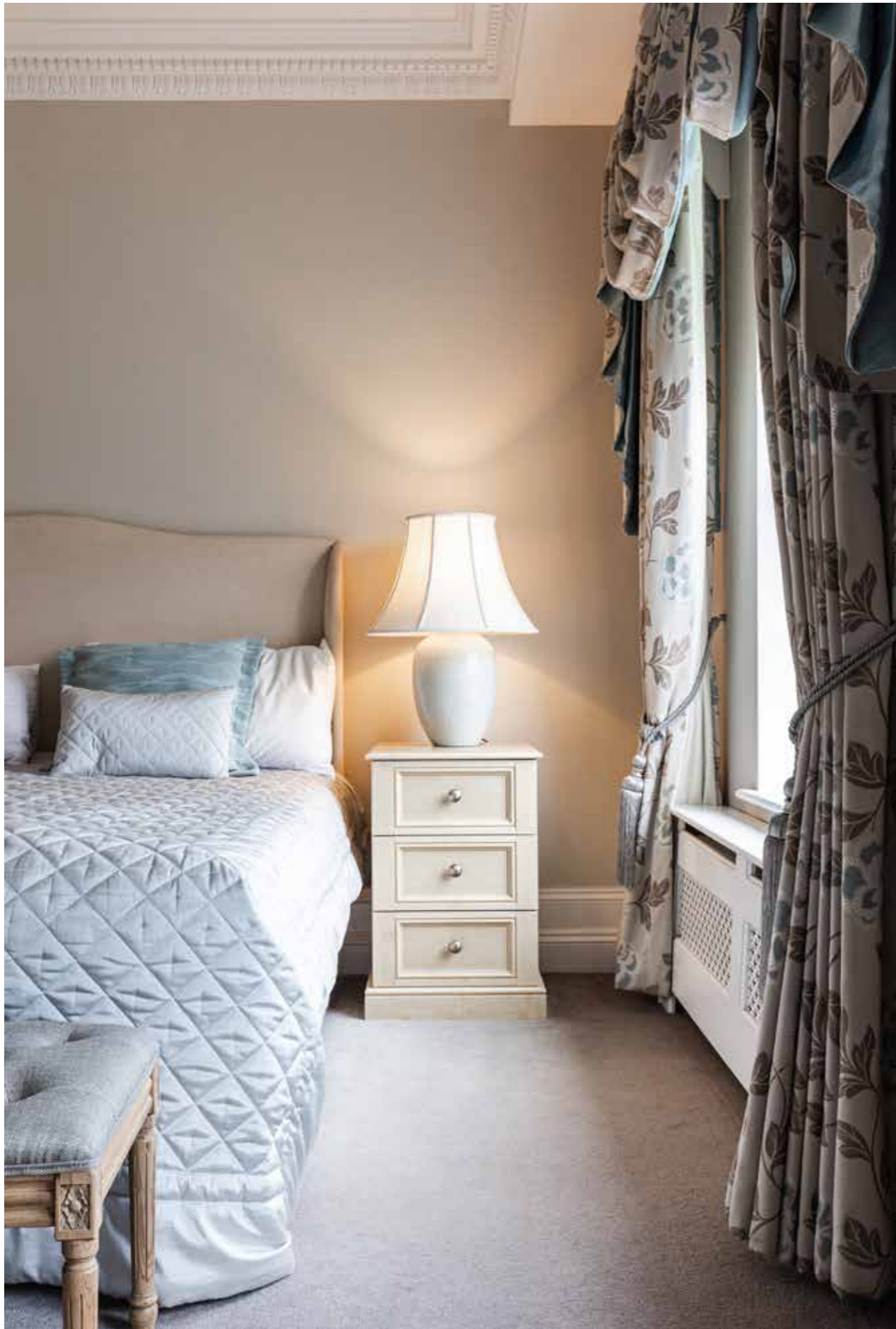


The first floor to the main house is home to the first three of the impressive bedrooms. An opulent principal suite enjoys a large and luxurious en-suite bathroom fitted to the highest of standards alongside an extensively fitted out dressing room. Two further large en-suite double bedrooms are found on this floor alongside a study and splendid balcony overlooking the paddock to the rear.

On the second floor, three large bedrooms provide invaluable flexibility and are well served by the central family bathroom.









Of the two substantial new wings added, both can comfortably serve as self-contained annexes should one desire. The south wing features a sitting room and kitchen, as well as two bedrooms and two bathrooms to the first floor. Internal access to the extensive garage is also granted via the south wing. The north wing reveals the sensational indoor pool complex built to the most exacting of standards. The wing houses a further kitchenette/reception to serve the pool area, as well as a large shower room and two WCs. The first floor of the north wing is dedicated to a large office/studio – yet more versatility in which to truly make this astonishing property a home to suit your needs.

Stood alongside such an impactful property, the extensive grounds of 3.75 acres (STMS) deliver every bit as much stature as one would hope for. The long sweeping driveway takes you past mature trees, arriving at the circular driveway and enveloping the elegant water fountain. The driveway also grants access to the extensive garage complex with no less than three triple garages. The well-tended front lawn is interspersed with handsome mature trees and enjoys far reaching countryside views, whilst the rear garden features the sprawling sun terrace and grants access to the substantial paddock to the rear of the home.







# Bradwell

WHERE COAST MEETS  
CALM

Bradwell, Norfolk, nestled along the eastern coast of England, embodies a serene blend of coastal beauty and rural tranquillity. This charming village, situated a short distance south of Great Yarmouth, offers a peaceful retreat amidst Norfolk's expansive skies and unspoiled landscapes.

Historically rooted yet refreshingly unassuming, Bradwell boasts a community steeped in maritime heritage. Its proximity to the North Sea has influenced local life, from fishing traditions to coastal conservation efforts. The village centre exudes a quaint charm with traditional brick houses and a scattering of local businesses, reflecting a close-knit community spirit.

Nature enthusiasts will find solace in nearby expanses like the Norfolk Broads, a network of picturesque waterways perfect for boating and birdwatching. Just a stone's throw away, the coastline beckons with sandy beaches and bracing sea air, ideal for leisurely strolls or family outings.

For history buffs, Bradwell's St. Nicholas Church stands as a prominent landmark, dating back to the 14th century. Its sturdy flint walls and intricate stained glass windows offer a glimpse into centuries past, while local folklore adds an enchanting layer to the village's story.

Accessibility is key here, with major roads linking Bradwell to nearby hubs and beyond. Norwich, with its vibrant cultural scene and historic allure, is just a short drive away, providing opportunities for shopping, dining, and cultural exploration.

Whether you're drawn to Bradwell for its coastal charm, its rich history, or simply its peaceful ambiance, this village welcomes visitors and residents alike to experience a slice of Norfolk's coastal and countryside magic.



## Note from the Vendor



“The view from the front of the house is wonderful, with an array of wildlife.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage to be confirmed.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

C. Ref:- 8590-7727-6890-0992-1292

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: ///collected.innovator.anyway

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# SOWERBYS

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