



THE STORY OF

Hall FarmHouse

Reymerston, Norfolk

SOWERBYS



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Hall Farm House

Reymerston, Norfolk
NR9 4QY

Detached Farm House

Internal Accommodation
Stretching to 2,340 Sq. Ft

Four Double Bedrooms

Impressive Kitchen/Dining Area

Large Sitting Room with Reading
Mezzanine and Separate Study

Dining Room

Paved Outdoor Entertaining Area
with an Alfresco Dining Kitchen

Shingle Driveway with Parking for Several Cars

Large Outbuilding with Potential for Conversion

Separate Wood Shed





Hall Farm House is a charming former farmhouse that has been beautifully maintained and thoughtfully updated. The highlight is the stunning kitchen/dining area, transformed by the current owners into a stylish and functional space. At its centre is a large island, perfect for family living and entertaining, with a pantry and a spacious patio for alfresco dining. A wood-burning stove adds warmth, making this space extra cosy on winter nights.

The large family room is equally inviting, featuring a wood-burning stove set on a prominent hearth, exposed beams, and a dramatic vaulted ceiling. A mezzanine area offers the perfect space for a small office or sitting room.

The accommodation is flexible, with adaptable rooms to suit various needs. To the rear, there's a hall, boot room, and utility area, along with a fourth bedroom and a well-finished shower room. The main part of the house offers three additional bedrooms, including a stunning en-suite for the primary bedroom, while the other two share a family shower room. All bedrooms enjoy delightful views over the gardens and surrounding grounds.

Outside, the enchanting 0.75 acre gardens (stms) boast south- and west-facing grounds, mature hedging, flowerbeds, and a mix of Broadleaf and coniferous trees. A separate courtyard garden offers a peaceful retreat. Additional features include a wood shed, a large outbuilding with conversion potential, and a spacious shingle driveway providing ample parking.



One of our favourite spots in the house is the main living area - which had the wow factors with its full height and mezzanine.





We would describe our home as characterful, spacious and tranquil.







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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Reymerston

A NORFOLK GEM IN THE HEART OF THE COUNTRYSIDE

Nestled in the Brecklands, in the heart of the country is the quiet village of Reymerston. Located just 6 miles from the town of Dereham and 3 miles from Hingham, the village has a shop and a village hall that was built in 1956.

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.

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.

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 and freshly cooked food. 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.

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 the Vendor



"We have lived here 6 years and completely changed/updated the property throughout."



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and log burning stoves. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: //sharpness.filier.starts

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SOWERBYS

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