



Introducing
Norwich Road, Carbrooke

SOWERBYS

Upon arrival at Hall Farm, prospective tenants are welcomed into a practical boot room, setting the tone for the substantial and beautifully appointed accommodation that unfolds beyond.

Leading directly from the boot room is one of several elegant reception rooms, bathed in natural light and enjoying delightful views across the surrounding gardens. Adjacent lies a generously proportioned summer room, equally impressive in scale, with French doors opening onto a private rear patio—perfect for both quiet relaxation and refined entertaining.

The charming country-style kitchen is thoughtfully designed with an abundance of fitted cupboards and expansive worktop space, ideal for those who delight in culinary pursuits. Fully equipped with an integral electric oven, hob, dishwasher, and fridge, it offers both functionality and character. A separate utility room, complete with water softener, provides space for a washing machine and freezer, ensuring practicality is seamlessly integrated into this elegant home.

Beyond the kitchen, a cosy snug provides a welcoming retreat, enhanced by a working wood burner that lends warmth and ambience throughout the seasons. The formal sitting room is particularly impressive in its proportions, offering a distinguished setting for entertaining and relaxation alike, and is graced by dual fireplaces positioned at either end of the room. Completing the ground floor accommodation is a well-appointed office or study, along with a cloakroom fitted with a wash basin and WC.

A staircase rising from the entrance hall leads to the first-floor accommodation. The principal bedroom is a spacious and beautifully arranged double room, benefitting from a walk-in dressing room with extensive fitted storage, as well as a luxurious en-suite bathroom featuring a bathtub, separate shower, wash basin, and WC.

The second bedroom, also a generous double, enjoys the convenience of its own en-suite with bath, wash basin, and WC. Bedrooms three and four are both comfortable doubles, well-proportioned to accommodate traditional furnishings with ease. Serving these rooms is the main family bathroom, comprising a bath, wash basin, WC, and heated towel rail. Hall Farm is approached via a private gated gravel driveway, offering ample parking for up to ten vehicles. The tenancy further benefits from the inclusion of a gardener, who will maintain the enchanting grounds. The gardens themselves are a particular feature of the property, with sweeping lawns, a generous patio, mature shrubbery, and a range of brick-built outhouses supplied with electricity.

Available immediately.

AGENTS NOTES

Pets By Negotiation

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

Gardener included in rent price

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3Words: [///strutting.hips.political](https://www.what3words.com/strutting_hips_political)



SOWERBYS

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