



**ARCHITECT-DESIGNED 1970s COUNTRY HOUSE TUCKED AWAY IN A FINE RURAL SETTING**

Hall Farmhouse, Hall Lane, Tharston, Norfolk NR15 2YF

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**Bedfords**

ESTABLISHED 1966

# Hall Farmhouse

## Hall Lane

### Tharston

#### Norfolk

#### NR15 2YF

- Wymondham 8 miles
- Norwich 11 miles
- Diss 14 miles
- Bury St Edmunds 34 miles

RECEPTION HALL • SITTING ROOM • DINING ROOM • STUDY  
KITCHEN/BREAKFAST ROOM • CLOAKROOM • UTILITY ROOM  
4 BEDROOMS • 3 BATHROOMS • DOUBLE GARAGE • **ALL IN  
0.78-ACRES**

Situated in an enviable rural setting on the edge of this small rural village located in South Norfolk, Hall Farmhouse is a unique, architect-designed modern country house, of traditional brick and block construction under a pan-tiled roofline, built in 1974.

The design of the property cleverly allows for a high degree of natural light throughout its two-storey accommodation, with many large feature windows positioned to draw from the wonderful open outlook over fields.

Whilst being in its 50<sup>th</sup> year, the stylistic features and contemporary nuances of Hall Farmhouse provide living space suited for modern family living, with the accommodation extending to around 2,400ft<sup>2</sup>, comprising large reception hall leading south to the two principal reception rooms, with a vaulted dining room with open fire and exposed painted chimney breast, and a double-aspect sitting room with wood-burning stove.

The east-facing Aga kitchen is well-equipped with matching timber base and eye level units, ample preparatory worktops, oil-fired Aga, integrated oven, microwave and induction hob, with tiled floors and door to the garden.

There is a large utility/boot room with large levels of further storage and shower room, and study, with glazed door from the hall and views to the east overlooking the garden and fields beyond.

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**Guide: £800,000** (Freehold)





The feature open-tread staircase with windows overlooking the front garden, leading up to a large landing area with airing cupboard. All bedrooms enjoy vaulted ceilings, with the principal bedroom having feature windows to the east with fine views, double wardrobe and en suite bathroom with separate shower cubicle, with three further bedrooms, all with fitted wardrobes, served by the family bathroom.

### Outside

Hall Farmhouse is located partway down a private shared driveway, leading across to a sweeping driveway and double garage with electric car-charger point and oil tank housing and garden store.

The property sits largely central in its well-maintained plot, extending to three-quarters-of-an-acre of largely lawned gardens, interspersed with a wealth of mature trees, shrubs and planted borders. A large patio terrace located on the south provides a wonderful setting to enjoy the open outlook, with raised feature pond. To the north is a private walled courtyard.

### Services

Mains water and electricity • Oil-fired heating and private drainage • Broadband 35Mb • South Norfolk Council Tax Band G Feed-in Tariff Solar Panels (approx. 10 years remaining) • Solar Water Heating Panels. EPC – D rating.

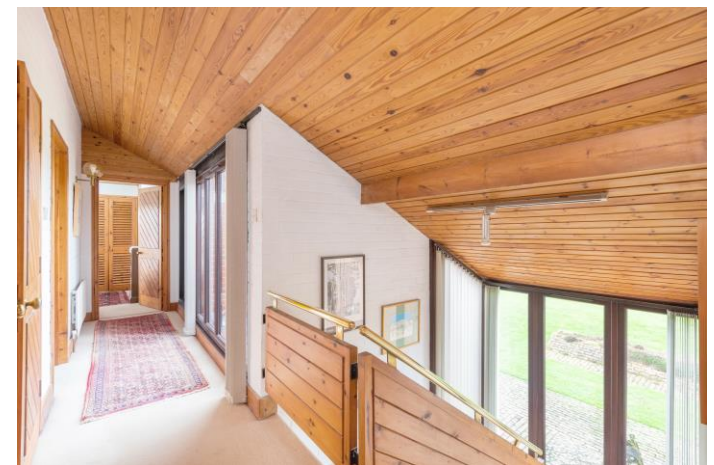
### Location

Hall Farmhouse is situated in Tharston, a small village in South Norfolk but only two miles from the larger village of Long Stratton offering several amenities including a small supermarket.

The market town of Wymondham, famous for its abbey, is approximately eight miles away with trains to Norwich and Cambridge and access to the A11. Wymondham offers excellent transport and shopping facilities including a Waitrose. It also provides education at the well-regarded Wymondham High School and Wymondham College.

About 14 miles away in Diss there is a direct fast trainline service to London Liverpool Street, taking one hour and 30 minutes, and the station offers ample parking.

Norwich, the Cathedral city and regional centre of East Anglia, which is about 12 miles to the north. The thriving city centre of Norwich provides excellent retail, gastronomic and cultural offerings with vibrant and award-winning covered market, a plethora of cafes and restaurants to suit all tastes, theatres, galleries and a growing art sector. The city has renowned schooling in both the private and public sectors, together with the University of east Anglia.

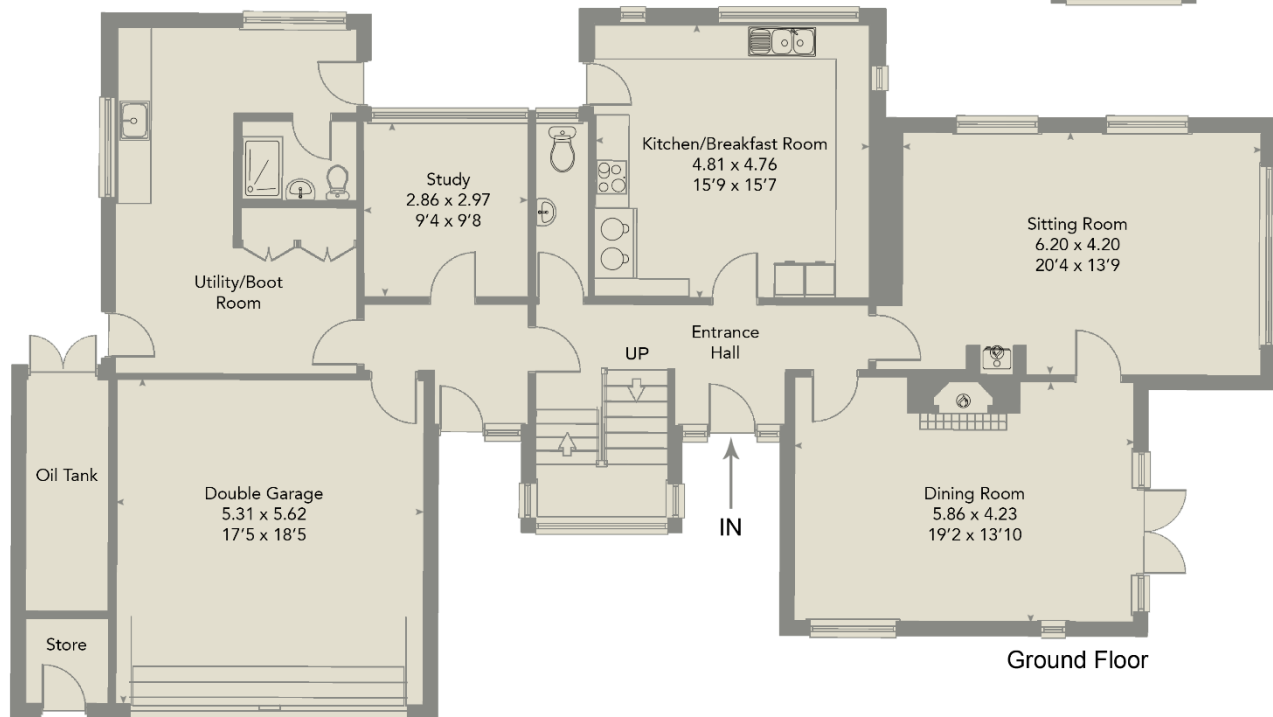
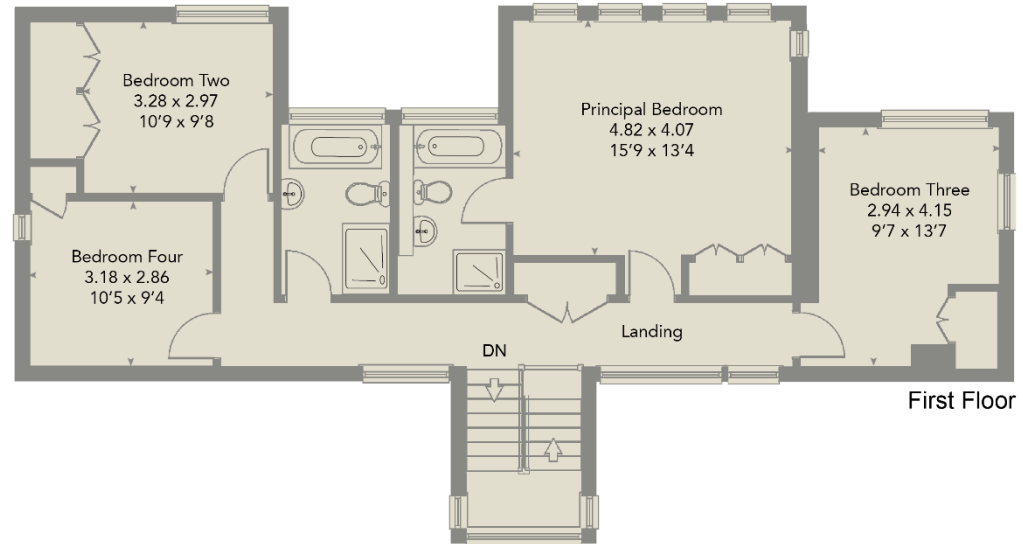
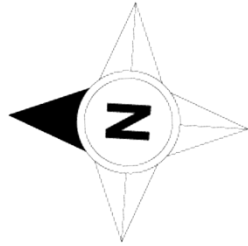


Approximate Gross Internal Area = 224 m<sup>2</sup> / 2411 ft<sup>2</sup>

Garage & Store = 38 m<sup>2</sup> / 409 ft<sup>2</sup>

Total = 262 m<sup>2</sup> / 2820 ft<sup>2</sup>

For identification purposes only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced by Francis Ambler Photography on behalf of Bedfords Estate Agents © 2024



The Lodge

The Gables

Wheelers Barn

The Byre

Old Hall  
Bungalow

0.78 acres

Hall Farmhouse

40.5m

50 m

100 m

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Mary's  
Church

HALL





**Bedfords**  
ESTABLISHED 1966

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