

Great Hockham Hall,
Norfolk



Strutt
& Parker

Land and property. Since 1885.



14,538 sq ft (1,350.6 sq m) | 6 reception rooms | 9 bedrooms
8 bathrooms | Grade II listed Queen Anne house | Game Cottage
Stable Cottage | Stabling | Extensive outbuildings | Walled garden
Parkland | Lake | Hard tennis court | Mature gardens | Woodland
Indoor swimming pool | Approx. 47 acres | Freehold | Village

Guide price £4,500,000



A handsome Grade II listed Queen Anne country house set centrally in its own gardens and parkland

The property

Great Hockham Hall is that rarest of things: a house of architectural distinction that has been lived in, loved and quietly perfected. Built in 1702 for Sir Philip Ryley, this handsome Grade II listed Queen Anne house in red brick presents five bays to both east and south — a geometry of elegant repetition that is deeply satisfying to the eye. The entrance front, approached through a later eighteenth-century porch with engaged fluted Tuscan columns, sets the tone for what lies within: rooms of excellent proportion, generously scaled and beautifully lit.

The hall passed through several distinguished hands over three centuries before being acquired in 1994 and embarking on an extensive programme of restoration. The present owners, who have held the property since 2011, have continued to invest with discernment and care, honouring the architecture whilst equipping the house for the demands of modern life.

Throughout the principal reception rooms, original detail has been preserved and enhanced: fine panelled doors, generous cornicing, dado and picture rails, polished hardwood floors and open fireplaces all contribute to an interior of genuine character. The drawing room is of particular note, its full-length sash windows with working shutters flooding the room with light and framing views across the formal gardens and parkland beyond. The kitchen and breakfast room is arranged around an Aga and connects to a large barrel-vaulted cellar — a practical, atmospheric space suited equally to the serious wine collector or the ambitious cook.

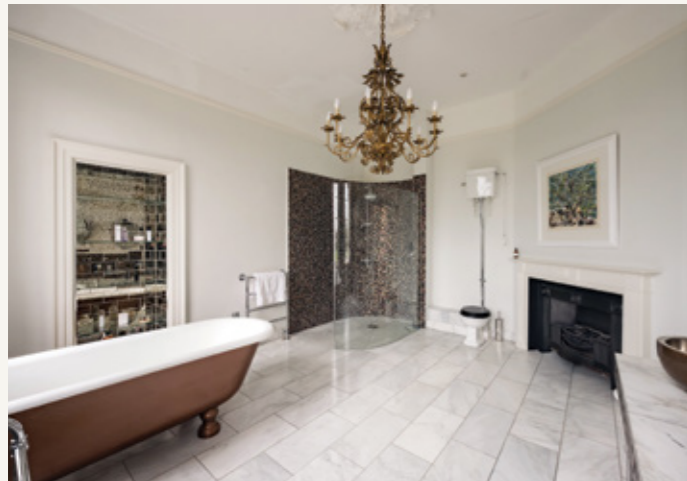
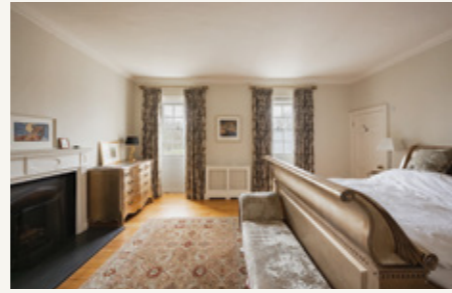




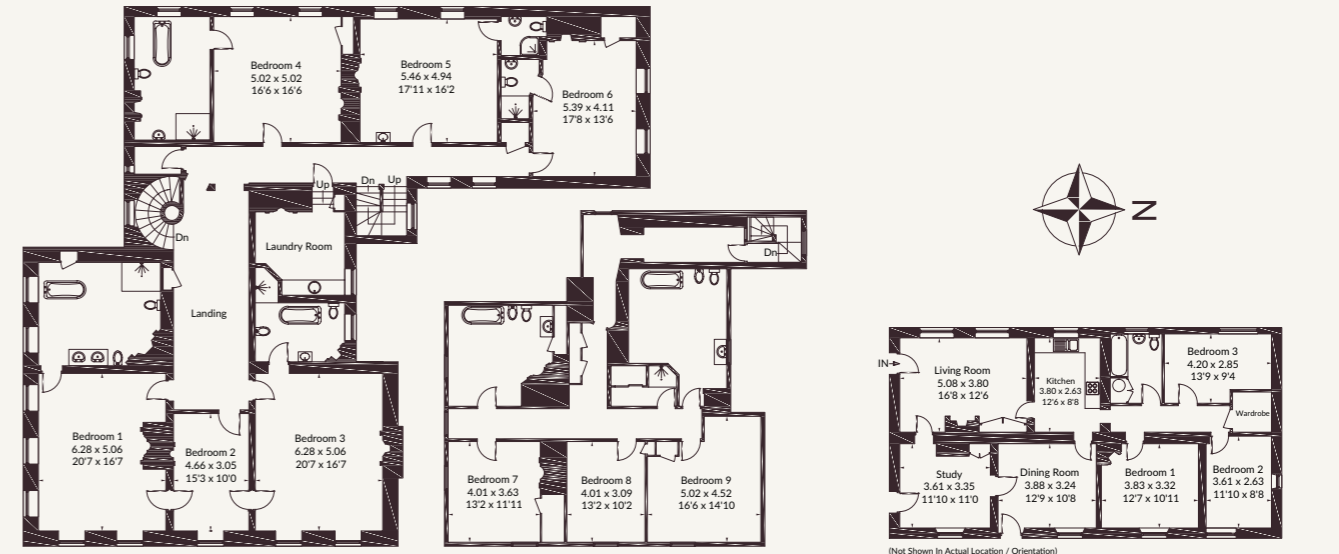


To the north-west, a wing of the house has been given over to leisure, containing an indoor swimming pool and conservatory, a billiard room and a sauna – amenities that transform the house from a historic residence into a truly self-contained country retreat.

The house is arranged over three floors. The second floor, originally attic rooms, has been fully incorporated to provide additional bedroom accommodation, though it could equally be sealed off if a household's requirements change. Nine bedrooms and eight bathrooms in total; the principal bedroom commands views east and south over the park that are, in any season, exceptional.



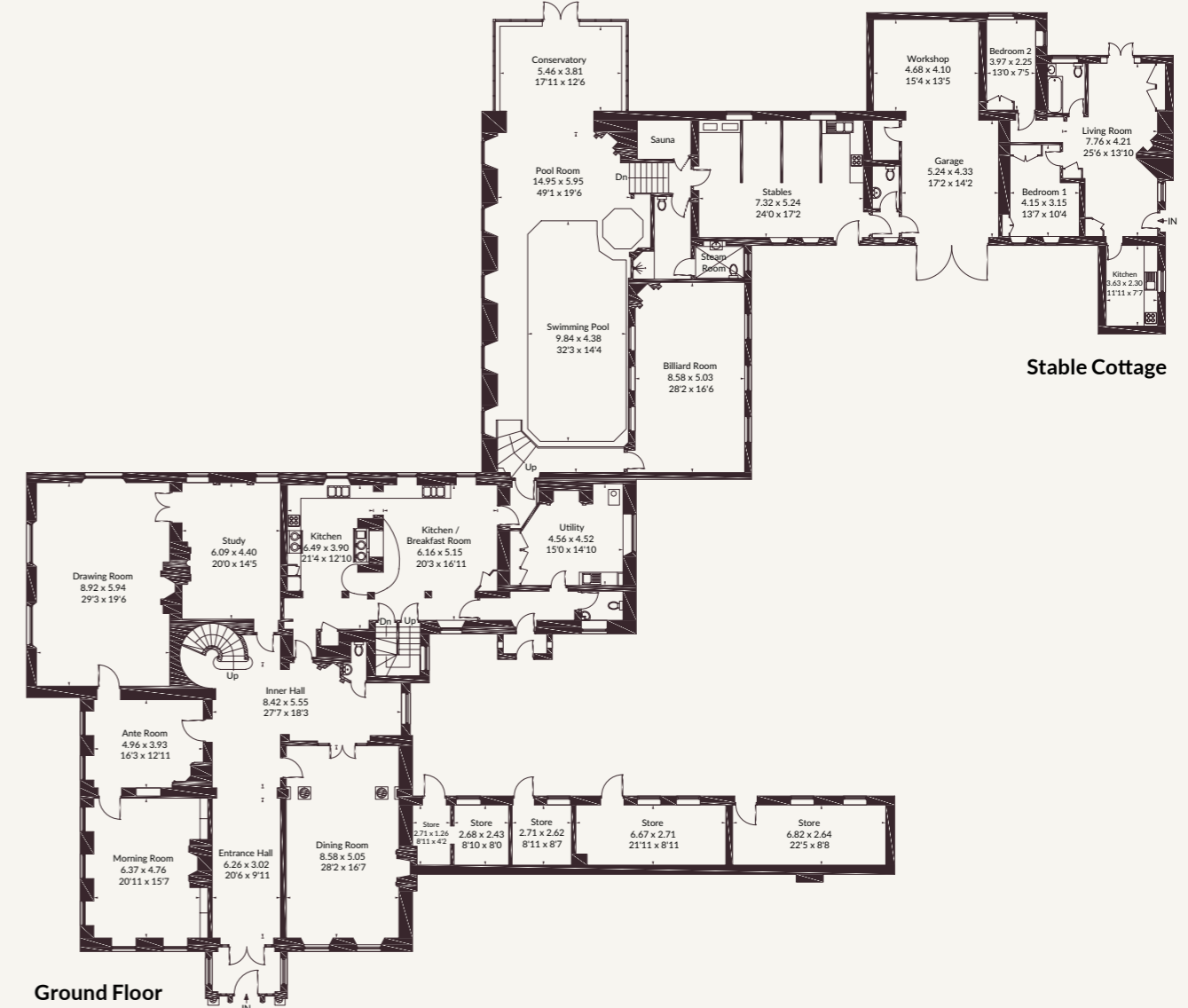
Approximate Gross Internal Area
 Main House = 1180.2 sq m / 12704 sq ft
 Game Cottage = 112.5 sq m / 1211 sq ft
 Stores = 57.9 sq m / 623 sq ft
 Total = 1350.6 sq m / 14538 sq ft
 For identification purposes only.



First Floor

Second Floor

Game Cottage



Ground Floor

Stable Cottage

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 purchase.
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Outside

The approach sets the stage admirably. A long drive, lined by a formal avenue of horse chestnuts, passes through well-timbered parkland before arriving at the eastern front. It then divides to serve both the principal entrance and the rear courtyard, with its stabling, outbuildings and beautifully restored game larder.

Formal lawns and gardens frame the house on all sides, divided by gravel paths and separated from the wider parkland by a ha-ha – that most English of landscape devices, maintaining the illusion of uninterrupted ground whilst keeping the deer and cattle at a respectful distance. Steps descend from the raised formal gardens to lower lawns that melt into parkland planted with fine specimen oak and lime. Recent replanting ensures these landscapes will continue to mature for generations.

A large walled garden lies to the north-west of the house, enclosing a hard tennis court and offering further potential for kitchen garden or horticultural projects. To the south-west, a small lake provides habitat for an abundance of wildlife and offers straightforward potential as a flying pond for the keen Shot.

The stabling is of the traditional open-stall variety; reconfiguration for modern equestrian use, or conversion to alternative purposes, would be straightforward. The extensive outbuildings offer further scope for garaging, studio or home-office use.

Secondary accommodation

Approached by a separate driveway, Game Cottage provides three-bedroom accommodation comprising living room, dining room, study, kitchen and family bathroom. Stable Cottage offers two bedrooms, a large living room, kitchen and bathroom. Both cottages are currently let providing immediate rental income or the flexibility to accommodate staff, family members or visiting guests. Two further Park Cottages with three bedrooms each are situated on the drive and form Lot 2.

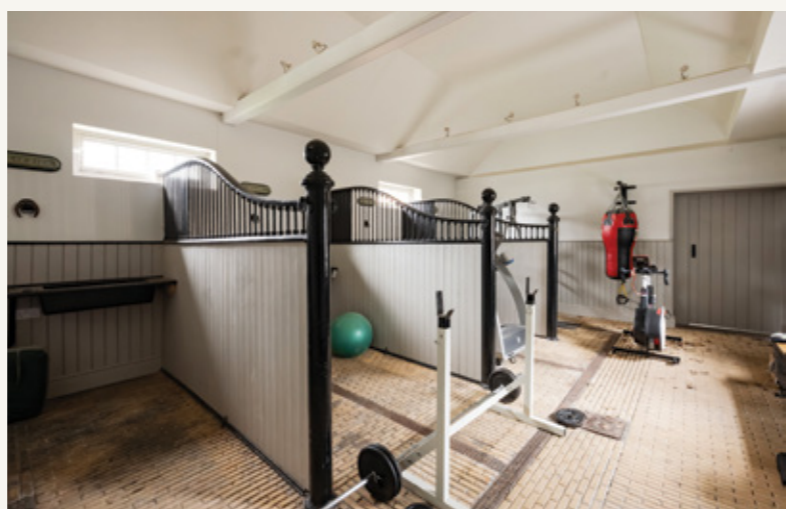
Situation

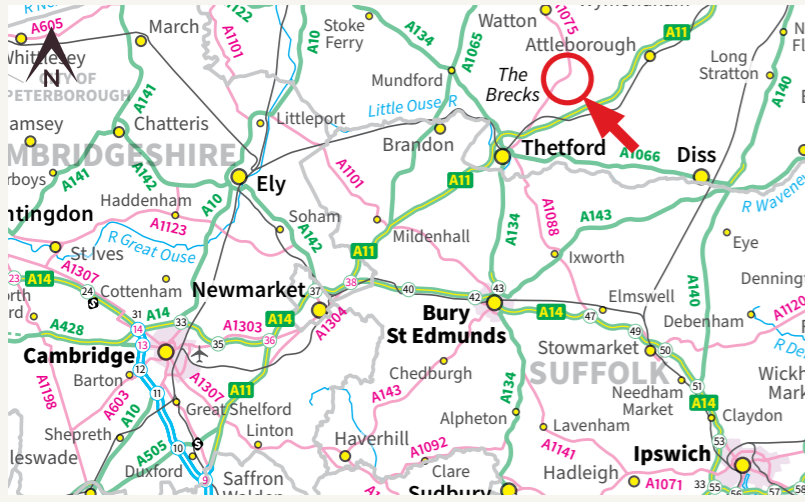
Great Hockham Hall sits within its own private grounds on the southern edge of Norfolk's Breckland, a landscape of singular character: wide skies, ancient heathland, and a pace of life that the county's devotees guard jealously. The village of Great Hockham, with its Holy Trinity Church, lies immediately to the north-east.

For those whose lives require connectivity alongside seclusion, the position rewards examination. The A11 at Larling, three miles distant, provides a direct corridor to Norwich (24 miles) – with its international airport, mainline rail services and comprehensive professional amenities – and south-west towards Cambridge (35 miles). Thetford, seven miles away, offers a rail service to Cambridge in under 45 minutes. London Liverpool Street is reached from Diss in approximately 90 minutes.

Newmarket's racing and bloodstock world lies 28 miles to the south. Royal West Norfolk and Thetford provide excellent golf. Sailing and coastal walking are available on the Norfolk Broads and along the North Norfolk coast, as well as the East Suffolk coast. Schooling is well served: preparatory and senior options exist in Norwich and Cambridge, at Gresham's in Holt and elsewhere along the North Norfolk coast.

Postcode: IP24





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Total Area - 47 ac


General

Method of sale: For sale as a whole or in two lots
 Lot 1 – Great Hockham Hall, Stable Cottage & Game Cottage in 46.7 acres: With vacant possession upon completion subject to 22 acres of the park which is let under an Agricultural Holdings Act Tenancy with a rent of £1400 per annum
 Lot 2 – 1 & 2 Park Cottages in 0.3 acres
 Services: Great Hockham Hall – Biomass district pellet boiler, mains water and electricity, private drainage
 Council tax: H, EPC: N/A as Grade II listed
 Stable Cottage – Biomass district pellet boiler, mains water and electricity, private drainage
 Council tax: A, EPC: E
 Game Cottage – Biomass district pellet boiler, mains water and electricity, private drainage
 Council tax: B, EPC: E
 1 & 2 Park Cottages – Oil fired central heating, mains water, electricity and drainage
 Council tax: C, EPC: both E
 Local authority: Breckland District Council, Tel: 01362 656871
 Agent's note: 22 acres of the park is let under an Agricultural Holdings Act Tenancy with a rent of £1400 per annum. The property is sold with the benefit of sporting rights so far as they are owned. Further sporting rights may be available – please speak with the agent to discuss further. The property is part of the Non-domestic Renewable Heat Incentive scheme expiring 2033 – the incentive paid in 2025 covered the cost of pellets used to heat the house and two cottages. The owner of Hockham Barn has a right to cross the area hatched blue.
 Fixtures and fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.
 Rights of way, wayleaves & easements: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.
 Viewings: Strictly by appointment through Strutt & Parker.



Strutt & Parker Norwich

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