



Blo Norton Hall, Blo Norton, Diss, Norfolk

STRUTT & PARKER
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Blo Norton Hall, Hall Lane, Blo Norton, Diss, Norfolk IP22 2JD

An exquisite and substantial Elizabethan country house with origins dating back to the 13th century set within 10 acres of charming gardens and grounds

- Historic 9 bedroom house
- 5 reception rooms
- Architecturally distinguished internally and externally
- Formal and informal gardens
- Hard tennis court, moat, paddocks, outbuildings
- In all about 10.08 acres
- Additional land and two cottages available by separate negotiation

Description

Blo Norton Hall is a superb Grade II* Elizabethan house steeped in history. The moated site dates back to 1280, upon which the current house stands. Of timber frame, wattle and daub and crow stepped brick gables, the Grade II* Hall is an imposing example of Elizabethan architecture befitting the fine setting at the end of a drive with a lime tree avenue.

The Hall is surrounded by wonderfully mature gardens and grounds which include; topiary, a parterre and high hedging, a hard tennis court and paddocks which sit either side of the driveway which is about 270 meters long and bordered by mature lime trees.

Since 2009, the Hall and cottages have been subject to a rolling programme of repair and improvement including new plumbing and wiring, redecoration, new drainage and replacement of defective areas of roof.





The Hall

The main house is of particular architectural note with the main façade classically Elizabethan with three bays, hood-moulded architraves, chamfered mullion windows, overhanging eaves and right up to the impressive octagonal chimney shafts. Internal features include stained glass, original panelling, large open fireplaces and original flooring. It is a wonderfully atmospheric house which retains its period feel.

At the heart of the house is the dining hall, with 16th century panelling, open fireplace and grand proportions, with natural light from both the east and west. This leads through to the elegant drawing room, again with panelling and fireplace, and a living room with access out to the west facing gardens. The property enjoys a superb open plan kitchen/dining area, measuring about 43 feet x 19 feet, which provides a modern way of living rarely afforded to houses of this age. With light from all aspects, a central island unit, fireplace and direct access to gardens it is a practical and delightful focal point of living at the Hall. In addition, the house offers flexibility with two further reception rooms and two separate staircases both of architectural note.

The bedrooms are all equally as impressive, and have been tailored for modern day living with most of the rooms having an en- suite bath/shower room. The first floor has six double bedrooms, any of which could be defined as the principal bedroom given their scale and outlook. The bathrooms are well fitted and spacious, with either a bath, shower or both.

The second floor provides a further three bedrooms, all with bathrooms. Also on the second floor is a substantial games room measuring 43 feet in length.









Gardens

The formal gardens to the Hall are predominantly to the north, west and south-west of the house providing a fitting backdrop to the majesty of the property. There are defined areas divided by thick hornbeam hedging, gravelled pathways and lawn, with clipped yew topiary and buxus providing points of interest throughout. Immediately adjoining the west of the house is a brick paved terrace, providing a delightful suntrap positioned between the north and south wings, and overlooking a parterre of box and bay. Formal lawn sweeps away from the house, with central gravel path, to an ornamental pond with the path continuing to a gate to a bridge over the moat to the park beyond. Within the immediate gardens are an orchard, seating areas for outside dining and beds of sedum and lavender.

Wider grounds, land and outbuildings

Blo Norton Hall is approached over a driveway sweeping down through a lime tree avenue, with meadows either side passing over the former moat with cattle grid, arriving in front of the house with lawned turning circle and plenty of parking either side, complete with single garage. The drive continues to the south, leading to a range of outbuildings around a courtyard. These buildings provide great scope for a multitude of uses, and would make an ideal area for a swimming pool complex.

To the south of the buildings, via a gravelled path through wrought iron fencing and gate, is the hard tennis court.

Location

Blo Norton Hall is located within unspoilt countryside on the edge of the pretty village of Blo Norton. The village is best known for Blo Norton Fen, a SSSI and host to many uncommon and rare species of fen plants and wildlife. A network of small country lanes run between the local villages and, along with local bridleways and footpaths, there are many opportunities for countryside walks, cycling and horse riding.







Everyday facilities can be found in Hopton and Garboldisham, with public houses, post offices and convenience stores provided by either village. The nearby historic village of Redgrave also has a village shop and a public house. The market town of Diss is about seven miles to the east and has a good selection of independent shops, well regarded schools, supermarket and a train station with a direct line rail service to London Liverpool Street. The popular town of Bury St. Edmunds is about 16 miles to the south and provides further specialist shopping, leisure facilities, schools and access to the A14 providing a good transport link to Cambridge and beyond.

General

Cottages: Available by separate negotiation

To the south of the estate are a charming pair of south facing cottages, semi-detached and formerly the coach house with a later Victorian addition. Hall Farm Cottage is the larger of the two, with an open plan kitchen/breakfast room, two reception rooms with good ceiling height, and three first floor bedrooms, one with en suite bathroom and a further family bathroom. The Coach House has a kitchen and living room, with three first floor bedrooms and a bathroom. Both cottages have a ground floor WC, and both enjoy private parking and gardens. These cottages are let on Assured Shorthold Tenancies.

Land: Available by separate negotiation

There is additional arable land, park and meadowland available by separate negotiation.

Services: Mains water and electricity, private drainage and oil fired central heating.

Local Authority: Breckland District Council

Council Tax: Band G

Tenure: Freehold

Fixtures & Fittings: All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.



Viewing: Strictly by appointment through Strutt & Parker.



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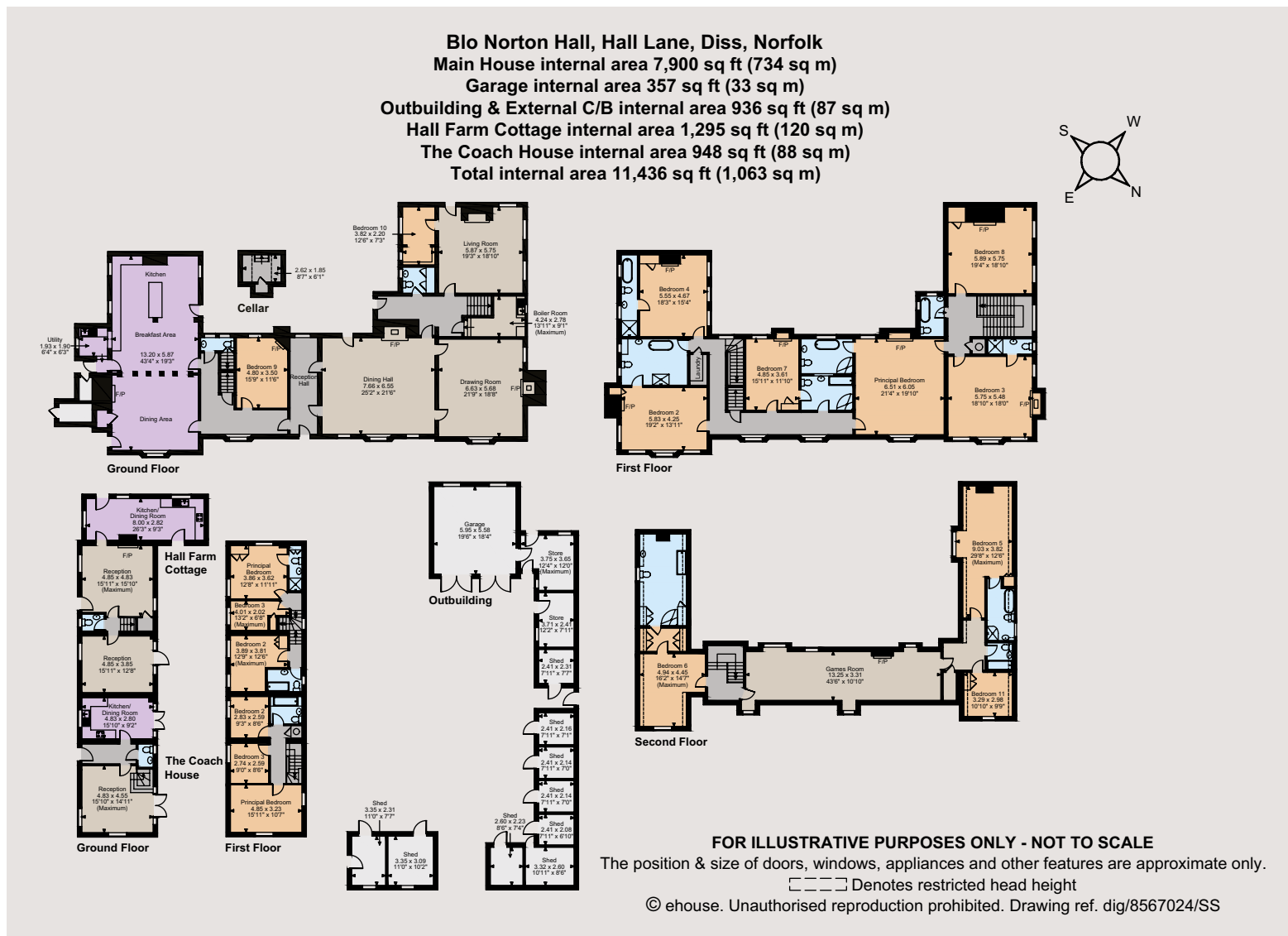


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