



# Attractive country house in parkland style setting

**Garboldisham Hall, Manor Road, Garboldisham, Diss, Norfolk, IP22 2SF**

Freehold

**savills**



Entrance Hall • Drawing Room • Dining Room • Kitchen, Store Room • Office, Family Room • Garden Room Shower Room • Cloakroom • Principal Bedroom with ensuite • Five further bedrooms one with ensuite • Bedroom seven/games room • Four Store Rooms • Four car garage with loft room, One bedroom detached annexe, Plant room, Workshop, Double garage, In all about 12.4 acres

### The Property

Garboldisham Hall is a most impressive country house built in 2008 on the site of the former hall.

Offering over 5800sq ft of living space in the main house, the flexible accommodation comprises five reception rooms and upto seven bedrooms with scope to utilise the space as required. The main reception rooms enjoy dual aspects allowing plenty of natural light and high ceilings to further the grand proportions. The Kitchen has been well designed with useful island, built in appliances and ample cupboard space. Of particular note is the large utility room and store room to compliment the existing kitchen space. We feel bedroom seven could serve as an excellent games room or home gym located on the top floor if desired.

Balconies to the front and rear off the first floor landing provide an excellent vantage point to survey the stunning grounds.

### Outside

Garboldisham Hall sits within a tranquil parkland style setting of about 12.4 acres. Reached via large double iron gates, a sweeping gravel driveway leads up to the house. The surrounding grounds feature many varieties of tree including Oak, Chestnut, London Plane and Redwood as well as an attractive walled garden, dovecote area, woodland and open lawned spaces. Ample off road parking is provided via the large driveway and garage with spaces for four vehicles as well as a useful loft storage room above. A further double garage is situated within the grounds to provide storage for garden machinery. There is an old workshop divided into two rooms and access to the original cellars of the former hall below a self-contained one bedroom detached annexe which is requiring modernisation. The setting provides a wonderful sense of space and privacy and must be viewed to be appreciated.





### Situation

Garboldisham is a village on the Norfolk/Suffolk border lying approximately midway between the market towns of Diss and Thetford. The village offers everyday amenities at the Post Office with independent shop, has a primary school, village hall and Church.

Norwich, the cathedral city and regional centre of East Anglia, lies approximately 23 miles away. Norwich provides excellent retail, gastronomic and cultural offerings with a vibrant and award winning covered market, a plethora of cafes and restaurants to suit all tastes, theatres and a growing art sector. The city has a deep history, with a timeline of architecture, and is carefully managed to strike the right balance of independent and nationwide retail offerings.

The cathedral city of Bury St Edmunds is 15 miles away and the market town of Newmarket, renowned for thoroughbred horse racing, is 20 miles away.

There is a mainline rail service to London Liverpool Street from Diss, approximately 10 miles away, with a fastest journey time of 90 minutes.

State schools are available locally at Diss, Thetford and Bury St Edmunds with schooling in the private sector available at Riddlesworth Hall in Diss.

### Agents Notes

1. There is a public footpath running along part of the southern boundary. From the grounds of the house there is access from the public footpath along a beech walk leading to the ruined church.

2. The current owners have the intention to place an overage on the land. For further information please speak to the agent.

### Services

Mains electricity and water. Private Drainage. The property has oil fired central heating however the current owners are currently utilising a large woodburner housed in an external plant room which offers a solid fuel alternative.

### Local Authority

Breckland District Council  
Council Tax Band G

### 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.

### Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Garboldisham Hall, Manor Road, Garboldisham, Diss, IP22 2SF  
Main House gross internal area = 5,895 sq ft / 548 sq m  
Garages gross internal area = 2,621 sq ft / 243 sq m  
Outbuilding gross internal area = 779 sq ft / 72 sq m  
Annexe gross internal area = 939 sq ft / 87 sq m  
Balcony external area = 154 sq ft / 14 sq m



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