



A FINE GRADE II LISTED 17TH CENTURY COUNTRY HOUSE WITH ABOUT 70 ACRES

TWYFORD HALL,
TWYFORD, NORFOLK

savills

A FINE GRADE II LISTED 17TH CENTURY COUNTRY HOUSE WITH GEORGIAN ADDITIONS SET IN EXTENSIVE GROUNDS AND PARKLAND WITH LAND IN ALL EXTENDING TO ABOUT 70 ACRES

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Ground floor: Reception hall ♦ drawing room ♦ sitting room ♦ dining room ♦ study ♦ family room ♦ garden room ♦ games room ♦ well fitted kitchen/breakfast room with Aga ♦ cloakroom/shower room ♦ boiler room ♦ further cloakroom/shower room

First floor: 8 principal bedrooms ♦ 5 bathrooms ♦ cloakroom

Second floor: Extensive attic rooms

Staff wing/annexe: Sitting room ♦ kitchen ♦ bedroom ♦ bathroom

Self-contained Coachman's Lodge flat (above stables):

Sitting room ♦ fitted kitchen ♦ bedroom ♦ bathroom

Outside: Traditional outbuildings grouped around a stable courtyard ♦ garaging ♦ stabling ♦ extensive grounds including walled garden ♦ meadowland ♦ parkland and woodland ♦ in all extending to 69.46 acres (est)



Fakenham: 7 miles, Holt: 11 miles, Norwich: 19 miles.

Directions

From Norwich travelling northwest, take the A1067 Fakenham Road passing through Drayton, Attlebridge, Lenwade and Bawdeswell. After driving through Foxley and Bintree, the parish church of St. Nicholas will be seen on the right hand side on its own. The drive to Twyford Hall will be found a short distance after this on the right hand side. The postcode for the property is NR20 5LY.





The Property

Twyford Hall is a fine Grade II listed country house, mainly dating from 1675 with an important late 18th century addition. The house is traditionally constructed of mellow red brick with black pantile and slate roofs. Twyford Hall retains good period features with fine fireplaces including a particularly fine marble chimney piece in the main drawing room as well as panelled doors and shuttered sash windows, especially in the Georgian part of the house which contains the magnificent entrance and staircase hall together with the drawing room. There is fine carved oak linenfold panelling with wide oak floorboards which have been created in the family/billiard room which leads onto the garden room with French windows leading onto the terrace. The main rooms in the house face south over the garden with views to meadowland and parkland beyond and the property is approached via a drive through parkland in all extending to 69.46 acres (est).

The house was acquired by the current owners in 2003 and although significant works have been carried out to the property over a number of years (a schedule of which, prepared by the vendor, is available), in recent years the general maintenance of the property has been neglected and the gardens and grounds in particular have become somewhat overgrown. As a consequence the house will require some refurbishment.

Twyford Hall represents an increasingly rare opportunity to acquire a substantial yet manageable country house, set in its own land together with extensive outbuildings in a popular part of North Norfolk.

Situation

Twyford Hall is situated to the south of the village of Guist about 19 miles to the north of Norwich, the cathedral city and regional centre of East Anglia. Norwich has a thriving business community together with cultural and leisure activities for most tastes and there is a regular rail service to London Liverpool Street with a journey time of approximately 1 hour 50 minutes. There is an expanding airport which has an increasing number of flights to European destinations with most international destinations available via Schiphol.

The picturesque Georgian town of Holt is about 11 miles and is famous for its extensive range of independent shops and boutiques as well as being the home of Gresham's public school. The market town of Fakenham is approximately 7 miles and provides good shopping, transport and banking facilities. The North Norfolk Coast, much of which is classified as an Area of Outstanding Natural Beauty, is about 14 miles to the north.

There are numerous sporting facilities in the region including hunting with the West Norfolk Fox Hounds and the North Norfolk Harriers. Golf is available at a number of first class eighteen hole courses, particularly those at Sheringham, Brancaster and Hunstanton. There is also excellent sailing available on the North Norfolk Coast and there are several syndicated shoots. As well as Gresham's public school at Holt, Beeston Hall preparatory school is situated near Sheringham and Taverham Hall preparatory school towards Norwich.





Outside

The house is approached by a long drive through pasture and parkland with some magnificent trees including beech and oak. The drive terminates at the west front of the house where there is an ample gravelled parking area. There is also a further gravelled parking area to the north of the house.

The main garden lies to the south of the house with a Yorkstone paved terrace adjoining the house to the south. There are fine views over pasture and parkland to the southeast. There is a large walled garden situated to the east of the house with some of the original glasshouses where renovation work has been undertaken. A door in the east wall of the walled garden leads to an area of open woodland beyond and this is underplanted with a variety of spring bulbs and contains some fine trees interspersed with open grassed areas. Situated in the northeast corner of the woodland, beyond the walled garden, is the former ice house.

The Land

The house stands well in its own land, the majority of which lies to the north of the house and is all down to pasture/parkland with some magnificent mature trees, in particular oak and beech, well hedged along the boundaries. Two small streams run through the land. There are areas of woodland put down to mixed deciduous plantings including Lodge plantation, Hill plantation and the Round, predominantly oak with some fine beech and ash. At the northern extremity of the land there is access onto Guist Road and some fine old brick and flint walling. The land in all extends to 69.46 acres (est).

The Outbuildings

To the northeast of the house there is a substantial range of traditional outbuildings and a stable yard and coach house grouped around a central courtyard of brick and cobbled flint. These are traditionally constructed of red brick under slate roofs and comprise the former coach house with two pairs of timber doors now used as garaging, an adjoining workshop and a further garage with toffee slate flooring, cow byre with mangers suitable for conversion to stabling and a further single garage with brick flooring. On the east side of the stable yard are the original stables divided into three stalls with toffee slate flooring and on the south side, a further workshop/store.

The former Coachman's Lodge has been renovated (situated above the stabling) and an arch from the stable yard leads to the farmyard with a further range of outbuildings. The lodge can be used as a self-contained flat with sitting room, fitted kitchen with its own boiler, bedroom and bathroom. During the renovation, new wooden floorboards were laid. The lodge is in good order throughout.



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

Local Authority Breckland District Council: Band H.

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.





FLOORPLANS

Main House gross internal area = 8,676 sq ft / 806 sq m
 Staff Wing/Annexe gross internal area = 722 sq ft / 67 sq m
 Total gross internal area = 9,398 sq ft / 873 sq m
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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