



# A Georgian home in delightful walled gardens

**Hill House, Dilham, Norfolk**

Freehold









### Mileages

North Walsham – 5 miles

Norwich – 12 miles

Norfolk Broads – 2 miles

### The House

Hill House is a completely charming Georgian family home, with a great presence on arrival with a handsome façade of pleasing symmetry.

The Grade II listed house enjoys elegant and light filled rooms, typical of the period, and the architectural detail one would expect of a Grade II listed home. From the initial portico and fanlight at the entrance, to the sash windows, shutters and cornicing of the main formal rooms, the house has an abundance of character throughout.

The classic formal rooms at the front of the house include an impressive dining room, with marble surround fireplace and alcove shelving either side, providing a wonderful entertaining space. The spacious drawing room, dual aspect and with open fireplace, is striking with ceiling rose and fine cornicing, leading on to the contrastingly cosy Snug/TV room and beyond to the study with French doors to the garden. The substantial kitchen/breakfast room provides a perfect focal point for family living, with central island, Aga and pantry, and French doors out to the gardens and terrace. The scullery and boot room, essential for country living, is conveniently off the kitchen, with an additional external access.

The bedrooms, reached by a main staircase and secondary staircase, offer a great flexibility with seven to eight bedrooms spread over two floors. The principal bedroom is a great space, with fitted cupboards, and an adjoining en-suite shower room with large walk in shower. This leads through to a large dressing room with fitted wardrobes, that could also be utilised as a further bedroom if required. The first floor is complete with four further double bedrooms, all with views of the gardens, two bathrooms and a linen cupboard.

The second floor has been cleverly configured, with a pair of built in beds with useful storage underneath, a WC and an eighth bedroom that is currently set up as a cinema room, lending the entire floor to children or family enjoyment.

### Gardens

The gardens of Hill House is one of the defining features of the property, providing wonderful areas to enjoy that compliment the house and country living.

The formal gardens are predominantly to the rear of the house with a south to west aspect, and are entirely walled to create a brilliantly private and sheltered area to enjoy. Adjoining the house, directly from the kitchen, is a paved terrace perfect for outside dining and entertaining taking in afternoon sun and sunsets.











Steps lead up to lawns and a rose garden, with the lawns continuing through a beech hedge to a croquet lawn and well stocked deep herbaceous beds. This area also hosts the swimming pool, heated via air source heat pump, and complete with pool house for changing and a useful small kitchen, creating a fantastic area to entertain.

At the opposite end of the garden is the thriving kitchen garden, with productive beds of a variety of vegetables and soft fruit, alongside a cutting garden and old apples trees, all framed by gravel pathways and established box hedging. Along one boundary wall is a fabulous glasshouse, with colourful geraniums, and a stand alone greenhouse within the garden. The walls of the gardens are adorned with various climbing plants, including espaliered fruits and fig.

To the east of the house is a further walled garden, enclosed by high wall and outbuildings, and hosting a productive

orchard and lawned area, with archway and panelled wooden gates out to the driveway.

To the front of the house is an expanse of lawn, creating a turning circle for the gravel driveway that sweeps up the house, with herbaceous borders and box hedging adjoining. Beyond the lawns is an area of mature woodland with some fine specimens of oak, walnut and beech.

### **Outbuildings**

The property includes a good range of outbuildings, that could be used in many different ways. The majority are centered around one of the walled gardens, and can be accessed with vehicles. The buildings are currently configured as a games room/studio and two garages, all of traditional construction with vaulted ceilings. A further line of outhouses are between the house and walled garden, comprising workshop, wood store, apple store and further storage rooms.





**Situation**

Hill House is located on the edge of Dilham, a small village in unspoilt rural countryside on the edge of the Norfolk Broads, with a popular public house 'The Crosskeys'. Locally the village of Worstead has a primary school, public house and a railway station linking to Norwich with connecting trains onto London Liverpool Street and Cambridge.

The market town of North Walsham is about five miles with an excellent range of amenities including a weekly market, independent shops, a Waitrose and other supermarkets alongside education for all ages. The town also has a train station providing access to Norwich and all connecting routes.

The house is well positioned for the Norfolk Broads, with a plethora of public houses, access points to the water networks and bridleways and footpaths to enjoy nearby. The coastline is about five miles at

Happisburgh, with renowned sandy beaches along this stretch of coast.

**Services**

Mains water and electricity.  
Private drainage.

**Local Authority**

North Norfolk District 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.









Hill House, Dilham, North Walsham, Norfolk  
Main House gross internal area = 4,543 sq ft / 422 sq m  
Garages gross internal area = 1,067 sq ft / 99 sq m  
Stores & Workshop gross internal area = 697 sq ft / 65 sq m  
Greenhouse gross internal area = 358 sq ft / 33 sq m  
Pool House & Potting Shed gross internal area = 324 sq ft / 30 sq m



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

□ □ □ □ Denotes restricted head height

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