



## Picturesque Grade II listed 17th century manor house

**Manor House, South Walsham, Norfolk**

Freehold

savills



Entrance hall • Drawing room • Sitting room • Study/Office • Dining room • Kitchen/Breakfast room • Larder • Utility room • Cloakroom with WC • Five bedrooms • Two bathrooms and shower room • Good range of traditional outbuildings and garage • Gardens and grounds • In all about 0.9 of an acre.

### The Property

The Manor House is a Picturesque Grade II listed house believed to date from the 17th century with later alterations and traditionally constructed of mellow red brick under a partly thatched and partly pantile roof. The thatch was re-ridged and dressed in 2015. Retaining much period detail, the house was acquired by the family of the current owners in 1973 and has been a much-loved family home. The first time on the market for nearly 50 years, the property is now in need of renovation and refurbishment.

### Outside

The house is approached from the north onto a gravelled drive which leads to a large gravelled turning and parking area to the north of the house, situated between the house and the outbuildings. There are various ornamental shrubs and trees including a variegated maple and the outbuildings form an attractive courtyard screening the house from the village street to the north. The gravelled drive continues around the west of the house where there is a further gravelled parking area and paved terrace, which leads to the front door. There are well-stocked mixed shrub and herbaceous beds.

The majority of the garden lies to the south and east of the house and is laid to lawn with mixed shrubberies and ornamental trees including Japanese maple, weeping silver pear and a magnificent acacia. The garden is well protected by mature hedging and shrubberies and adjoins farmland to the south. In all about 0.9 of an acre.

### Situation

The Manor House is situated in a secluded position on the edge of the village of South Walsham in extensive gardens which back onto farmland. South Walsham is a thriving village with a good primary school and pub and fine 14th century church with a further church used as a concert venue. The Fairhaven Gardens Trust's famous water gardens leading down to South Walsham Broad are nearby and provide lovely walks as well as boat trips on the broad. There is also access to the Broads network from South Walsham Broad just under a mile away via both footpath and road. Norwich, the cathedral city and regional centre of East Anglia is nine and a half miles and the larger village of Acle three miles.







### Services

Mains water, electricity and drainage, oil fired central heating

### Local Authority

Broadland District Council  
Tax band = F

### Directions

Leave Norwich travelling east on the Plumstead Road and at Panxworth follow the road into South Walsham. On entering the village of South Walsham after passing The Ship Inn on the right turn left after the church into School Road (also signposted Fairhaven Water Garden). After passing the Village Hall on the right there are a group of converted barns on the right hand side. Turn in immediately after the thatched barn, which leads onto the drive to the Manor House. The postcode is NR13 6DZ.

### 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.



**Manor House, South Walsham, Norfolk**

**Main House gross internal area = 3,854 sq ft / 358 sq m**

**Garage gross internal area = 280 sq ft / 26 sq m**

**Outbuildings gross internal area = 926 sq ft / 86 sq m**



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