



## Distinctive Tudor Hall set in about 1.4 acres

Hastings Hall, The Street, Tibenham, Norwich, Norfolk, NR16 1QA

savills



Entrance hall • drawing room • dining room • kitchen study • WC • utility • Principal bedroom with en-suite shower room • Family bath/shower room • five further bedrooms bathroom • Double garage • two driveways • mature gardens • hard tennis court, • swimming pool.

Diss 6 miles • Norwich 19 miles.

#### The Property

Hastings Hall is a striking Tudor family home, wonderfully positioned next to the church and set well back from the road within about 1.4 acres of mature gardens and grounds. The house has distinctive Tudor detail, with exposed Timber frame and jettying, and although Grade II Listed was extended in the late 80s adding further accommodation and integral double garage.

Of particular note is the charming drawing room, with large inglenook fireplace with open fire, and triple aspect. This is the heart of the house with further functional rooms including the kitchen with doors out to the gardens, a spacious dining room, a large study with views over fields and a useful entrance hall. The bedrooms are all on the first floor, with a principal bedroom with en suite shower room in the main house together with three further bedrooms and family bathroom, with a further two bedrooms and a bathroom accessed by a second staircase, above the garaging but fully incorporated into the house. The property would now benefit from some updating.

The house enjoys views of the garden, to the church and undulating countryside beyond.

#### Outside

Hastings Hall is accessed via two driveways, which both lead to the parking area and garaging adjoining the house, with space for many cars.

The house is positioned at the eastern end of its land, with the gardens sweeping away to the west taking in plenty of mature trees and lawns. Within this area of garden is the swimming pool, above ground, with raised decking frame providing a wonderful area for outside entertaining and enjoyment. At the western end of the grounds is a superb hard tennis court, with high fence enclosure.







### Situation

Tibenham is a rural village approximately six miles to the north of Diss, with public house, The Greyhound, within walking distance of the house. The traditional market town of Diss has a train station with direct service to London Liverpool Street with a fastest journey time of 90 minutes, and plans to upgrade to reduce the journey time by 15 minutes. Within the town are a range of independent and national shops, education to sixth form level, restaurants and cafes and other facilities and amenities such as rugby and football clubs, golf course, and squash and tennis clubs.

The cathedral city of Norwich is 19 miles with thriving retail, cultural and education sectors alongside excellent transport links with a main line rail service to London Liverpool Street and an international airport.

### Services

Mains water and electricity, private drainage. Oil fired central heating.

### Local Authority

South Norfolk District Council

### Agent's Note

There is a right of way in favour of Hastings Hall over Church Lane to access one of the vehicular driveways.

### 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 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.





Hastings Hall, Tibenham, Norwich, Norfolk  
Main House gross internal area = 3,288 sq ft / 305 sq m  
Garage gross internal area = 345 sq ft / 32 sq m  
Total gross internal area = 3,633 sq ft / 338 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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