



A handsome country house in wonderful moated gardens and grounds

Swannington Hall, Swannington, Norfolk, NR9 5NP

Freehold



Reception hall • Music room • Sitting room • Dining room
Library • Kitchen/breakfast/living room • Utility • WC x 2
Storage rooms • Principal bedroom with en suite bathroom
and walk in wardrobe • Three additional en suite bedrooms
Three further bedrooms • Family bathroom • Shower room
Extensive specialist garaging • Stand alone garage and
stable block with gardener's store and workshop
Landscaped gardens • moat • woodland, pond • parking
paddock

In all extending to about five
and a half acres.

Aylsham: 8 miles, Norwich: 10
miles.

The Property

Swannington Hall is a
significant Grade II* Listed
country house, enjoying a
moated setting within
wonderful and immaculately
kept gardens and grounds.

The house dates from the 15th
century and was extensively
renovated by the current
custodians in 2000/2001. This
included the excellent addition
of underfloor heating
throughout the ground floor
(highly unusual for a house of
this age and size), and the
installation of bespoke joinery
such as new windows,
cabinetry and library shelving.
These recent changes
complement the period detail
perfectly, with the central hall
being a showcase of the
house's age with roll moulded
beams, and a stone fireplace
which is dated by the Tudor
arch and roses in the
spandrels. Throughout the
house are further Tudor
arches, chamfered beams and
structural character and age.

Although it is highly historic,
there is also a pleasingly
functional layout both to the

ground floor and first floor.
The reception hall is the
nucleus of the house, feeding
the principal rooms of the
ground floor. Of particular
note is the music room with a
delightful southerly aspect
with French doors to the
gardens, an atmospheric
dining room, the
aforementioned library and
useful study. The open plan
kitchen/breakfast/living room
is an extensive space to enjoy,
with floor to ceiling glazing
providing plenty of natural
light and a fine view of the
formal gardens and woodland
beyond. As expected of this
calibre of house, there are the
usual service rooms including
utility and storage space.

There are two staircases to the
first floor, with a landing
connecting all main rooms.
There are three principal
bedrooms with en suite
bathrooms, with a further
three bedrooms served by the
family bathroom and separate
shower room. All rooms enjoy
good views of the surrounding
gardens. At the opposite end
of the house, with independent
staircase, is a further bedroom
with dressing room and
shower room that could be
utilised as an annexe,
household staff or noisy
children.







Outside

Swannington Hall is approached through electric wrought iron gates, onto a gravelled parking and turning area with space for many cars, and which leads to the front and side of the house and on to the garaging. A second entrance leads to the garage and stable block where there is plenty of further parking and storage should it be required.

The gardens are an outstanding feature of the Hall, and have been transformed over the years, with the help of landscape gardeners, to create many points of interest. The main formal lawns are behind the house with a southerly aspect, with immaculate lawns framed by clipped Holly topiary, parterre, well stocked herbaceous beds and structural hedging. This area is perfectly viewed from the terrace, ideal for outside dining and entertaining. Paved and decorative brick weave paths lead around the perimeter and to the bespoke bridges crossing the moat. Beyond the moat are charming areas of woodland, with fine specimen trees and more recent planting, together with pond, lawned areas are through to a post and railed paddock. Beyond the garage and stable block is a kitchen garden with greenhouse and fruit cages.

Outbuildings

A glazed link from the house leads to a set of garaging, with electric doors, leading through to a large workshop. To the east of the moat a substantial garage and stable block, architecturally matching

the house yet modern of age, with further extensive garaging, store rooms, gardener's workshop, and south facing stables with a courtyard. This impressive building could be utilised in many different ways, with its own independent access to the highway.

Situation

The small and unspoilt village of Swannington is situated in an area of open countryside about 10 miles to the north of Norwich, the cathedral city and regional centre of East Anglia, which is renowned for its excellent shopping and cultural facilities. There is an airport to the north of the city with most international destinations available via Schiphol. The picturesque market town of Aylsham, about eight miles, has some fine Georgian architecture and a traditional market square where a local farmers market is regularly held. The town has excellent shopping facilities and adjoins the Blicking Estate in the care and ownership of the National Trust. Holt, another picturesque North Norfolk town with excellent shopping facilities and renowned as the home of Gresham's public school, is about 14 miles. The North Norfolk coast at Cley-next-the-Sea is approximately a further three miles to the north of Holt. Beeston Hall preparatory school is also situated nearby at Beeston Regis between Sheringham and Cromer. Much of the North Norfolk coast is classified as an Area of Outstanding Natural Beauty and there are excellent walks, sandy beaches and



there are excellent walks, sandy beaches and bird watching facilities. The pretty small town of Reepham is approximately three miles.

Directions

Leave Norwich city centre on the A140 Cromer Road and at the boundary traffic lights, fork left signposted towards Hellesdon on the Reepham Road. After about four miles fork right signposted 'Felthorpe, Swannington and Cawston'. At the crossroads go straight over, signposted towards Swannington, and follow this road through woodland and the village of Swannington (Uppgate). Proceed out of Uppgate and into the village of Swannington itself. Proceed through the village, passing 'The Romantic Garden Nursery' and take the next right into Church Lane. Continue for about half a mile where the entrance to the Hall is on the right.

Postcode; NR9 5NP.

What3words; ///observers.
sprinter.dolphins

Services

Mains water and electricity, private drainage (sewage treatment plant), oil fired central heating. Underfloor heating to ground floor.

Local Authority

Broadland 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.





Swannington Hall, Church Lane, Swannington

Main House gross internal area = 8,033 sq ft / 746 sq m

Garages gross internal area = 1,518 sq ft / 141 sq m

Workshop & External Rooms gross internal area = 875 sq ft / 81 sq m

Stables gross internal area = 379 sq ft / 35 sq m

Greenhouse gross internal area = 174 sq ft / 16 sq m

Log Store & Boiler Room gross internal area = 129 sq ft / 12 sq m



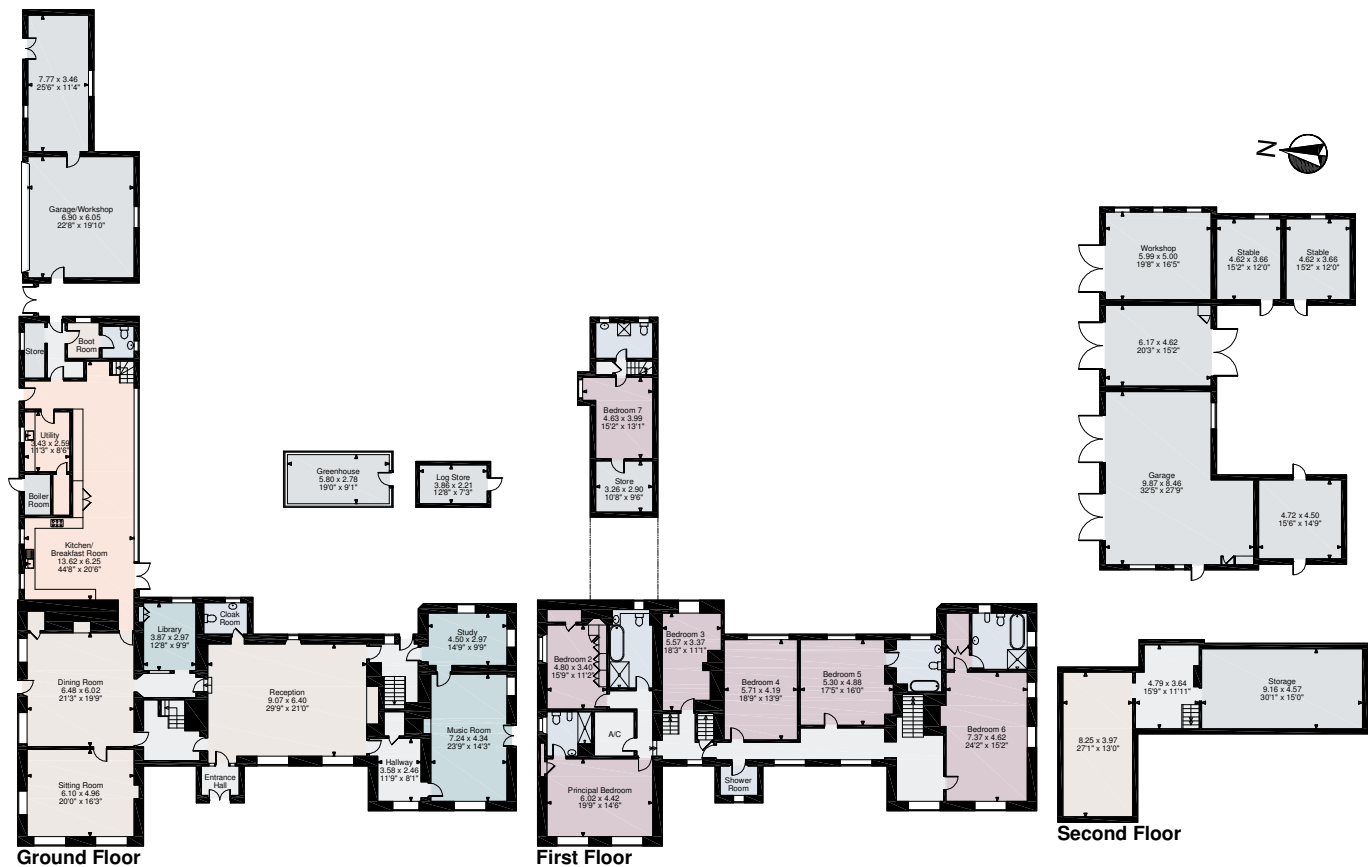
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