

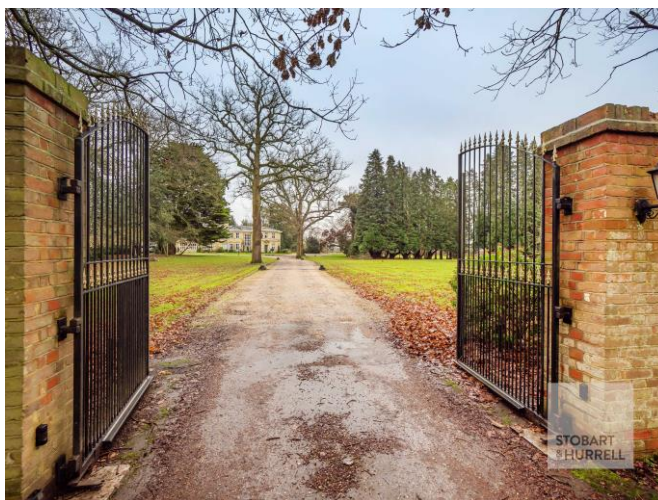


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12 Blofield Hall, Hall Road, Blofield, Norfolk, NR13 4DD

This elegant three-storey mid-terrace residence forms part of an exclusive late Victorian mansion, offering a truly idyllic countryside retreat within the highly desirable Blofield Hall estate. Set amid approximately sixteen acres of beautifully maintained communal grounds, the estate features meandering woodland walks, manicured lawn gardens, and far-reaching meadow views, creating an enviable peaceful and picturesque setting.

Blofield Hall is approached through impressive ornate metal gates flanked by brick column piers, opening onto a sweeping, tree-lined driveway that curves around the formal lawns to the rear of the hall. Here, residents benefit from allocated parking and access to a cart lodge with secure, lockable storage. To the front of the property, immaculately kept lawn gardens provide an inviting space for socialising and enjoying the tranquil surroundings.





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& HURRELL

- IDYLIC RURAL SETTING
- FORMER VICTORIAN MANSION
- CRTLIDGE & LOCKABLE STORAGE

- LOCATED WITHIN NORFOLK BROADS
- THREE BEDROOMS, TWO WITH EN-SUITE
- PRIVATE DRIVEWAY & GATED ENTRANCE

- SIXTEEN ACRES OF PARK & WOODLANDS
- GENEROUS & SOCIABLE ACCOMMODATION
- LESS THAN TWENTY MINUTES TO NORWICH OR COASTLINE

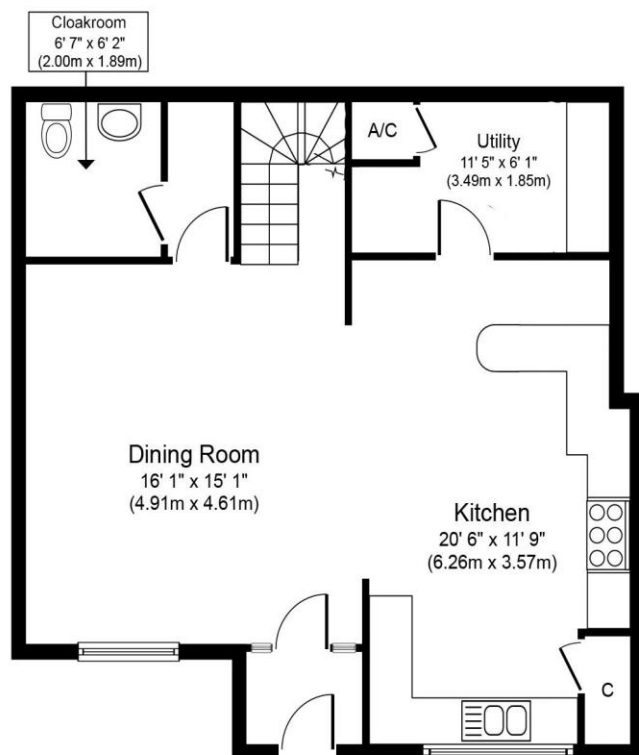
The property itself is beautifully presented throughout. Accommodation begins with an entrance porch leading into a generous open-plan kitchen and dining room, complemented by a separate utility room and a ground-floor cloakroom. The first floor offers a well-proportioned bedroom with en-suite facilities, alongside an impressive family lounge that enjoys elevated views across the extensive communal grounds. Occupying the upper floor are two further bedrooms, including the principal bedroom with en-suite bathroom and feature bath, and a third bedroom benefitting from built-in storage, completing the accommodation.

Life at Blofield Hall is further enhanced by its proximity to the Norfolk Broads, accessible just beyond the estate's parkland grounds. Local amenities within the village of Blofield include a community centre, public house, doctor's surgery, library, newsagent, post office, and primary school, providing a well-balanced blend of rural tranquillity and everyday convenience.

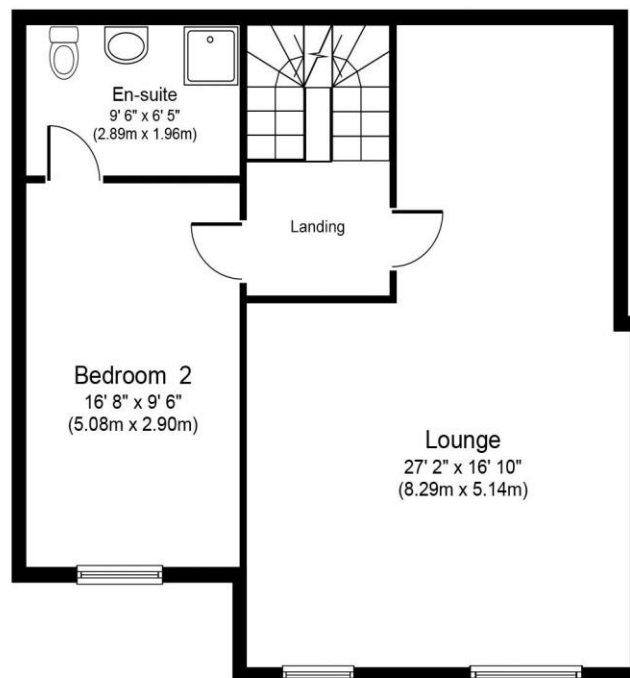




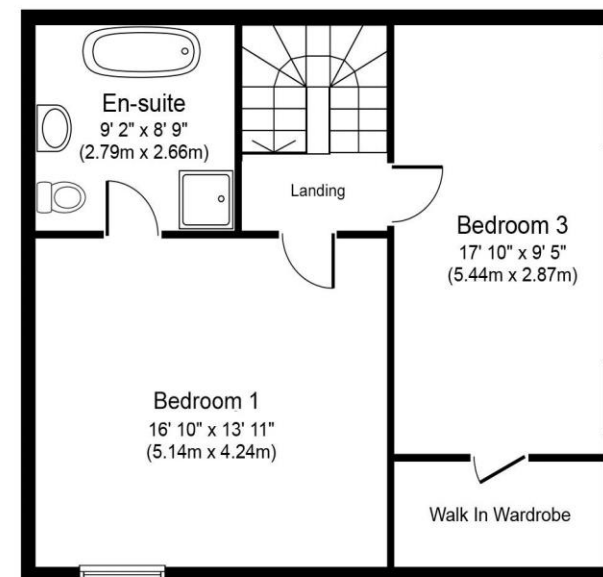
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Ground Floor
Approximate Floor Area
693 sq. ft.
(64.4 sq. m.)



First Floor
Approximate Floor Area
693 sq. ft.
(64.4 sq. m.)



Second Floor
Approximate Floor Area
603 sq. ft.
(56.0 sq. m.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	35 F	
1-20	G		





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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

