

Upper Hall Farm and Barn

We are delighted to be able to offer our guests the opportunity to book these two beautifully renovated properties together, meaning you'll have plenty of space to enjoy your holidays as a large group!

Upper Hall Farm

Upper Hall Farm is a truly magnificent, award-winning country residence that offers opulent comfort for 14 people in seven bedrooms with seven bathrooms. Renovated to a superb standard and beautifully furnished throughout by renowned interior designers Kelling Designs this property is just a few miles from the coast at Blakeney or Wells-next-the-Sea and well placed for visiting all of the delights North Norfolk has to offer. It truly is one of the finest large holiday homes in Norfolk.

Internally the focal point and wonderful feature of the house is the grand entrance hall with galleried landing opening up to the full height of the building. Externally the property sits in landscaped grounds of over an acre with a walled croquet lawn and a separate area with a lawn tennis court. The rural location is magical, surrounded by nothing but fields and far enough away from the nearest town to enjoy the most wonderful 'dark skies' at night. The vast majority of the rooms at Upper Hall Farm are accessed from the magnificent inner hall. There is a fantastic 'heart of the home' large open-plan, well-equipped kitchen with a spacious dining area which is opened to the eaves. This wonderful space includes a four oven electric AGA as well as separate electric oven and induction hob, a large Miele fridge freezer as well as a wine cooler and separate integrated drinks fridge making it the perfect house for entertaining. There is also a double dishwasher, microwave, coffee machine and everything else one would expect from a large, high-end holiday home. Leading from the kitchen is a rear hallway which takes us back to the rear parking area, off this hallway, is a large useful larder and separate utility room with washing machine, tumble drier and plenty of storage.

Moving through from the kitchen/dining area is the large, beautifully finished 'garden room' with bi-fold doors which open out on to the superb rear grounds and look over the adjoining fields which often have horses in them. This room has been set up as a room to relax and unwind in with but also makes a great space to sit and watch the large Samsung OLED smart T.V.

Glass doors join the 'garden room' with the formal drawing room luxuriously furnished lovely comfortable soft furnishings and with two sets of French doors one opening to the southern aspect and one out to the west. The focal point of this room is the wonderful large open fireplace meaning on chilly winter evenings this room comes into its own, we can't think of many spaces more perfect for relaxing with family and friends enjoying glasses of red or mulled wine. This room also features a good-sized Samsung OLED smart T.V. Another door out from this room takes one back out into the galleried inner hall.

Upstairs, the bedrooms are all accessed from the first floor galleried landing with its wonderful feature, uplit exposed brick and flint walls. The huge master suite has a luxurious super-king size bed, fitted wardrobes and an en-suite bathroom with a wonderful jacuzzi bath and a separate walk-in shower. There are three further large super-king bedrooms on the first floor, all ensuite and two featuring stylish zip and link beds which can be made up as either twins or king-sized doubles on request. There is a smaller bunk bedroom on this floor which also has an en-suite and the bunk bed is full-sized so suited for adults or children. Up another flight of stairs from the landing on to the second floor is the 7th bedroom which is another stylish superking-sized zip and link. This bedroom has a dedicated bathroom next to it featuring a lovely roll-top bath set centrally in the room to make the most of the rural views.

The Haybarn

The Hay Barn is a wonderful brick and flint barn, full of character situated in the tranquil village of Hindringham, a perfect central location for family gatherings or groups of friends looking to explore North Norfolk. Just 5 miles in land from the coast, villages such as Morston, Blakeney, Cley and the Georgian town of Holt are all within 6 miles. At the centre of a working farm, The Hay Barn has been sympathetically renovated with original oak beams, brickwork and lofty ceilings. It sits in peaceful surroundings and with open plan living creates the ultimate holiday retreat.

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The gorgeous sitting room is furnished with plenty of comfortable seating and surrounds a cosy wood burning stove adding real ambience and warmth to chilly evenings. It has a Freeview TV, music system and ping pong table at the far end of the room. A further recreation room has a full size snooker table and dart board! French doors either side of the room let in plenty of light leading out to an orchard and an enclosed private garden. For those who enjoy dining al-fresco, there is outdoor furniture and a BBQ, being west facing it catches the last rays of sunshine, stunning sunsets make it a perfect place for sundowners! Guests also have access to a private grass tennis court.

The country kitchen is well equipped including a range cooker, dishwasher, large fridge freezer, and a dining table seating eight guests. Tucked in the corner of the room is a delightful corner seat overlooking the garden and surrounding fields.

Upstairs there are three beautifully furnished bedrooms each with views of the surrounding countryside and horse paddocks. The master bedroom has a Superking bed (and two single beds for use as a 'family room' which can be made up at an additional cost of £30 per bed) and an en-suite with shower over the bath. The second bedroom has twin beds which can be made up as a King sized bed by prior arrangement. (Please give us at least 2 weeks' notice of whether you require the additional beds/your bed configuration request) and an en-suite with shower. And the third bedroom has a sumptuous wrought iron King size bed and an en-suite with shower over the bath.

As if all of this isn't enough Upper Hall Farm Barn also has use of 5 stables, a tack room and 2 large paddocks on-site. So if you want to bring your horses away with you for a run on Holkham Beach or to take advantage any of the wonderful bridleways in the area your horses can stay in (almost) as much comfort as you! Outside, Upper Hall Farm is approached by a long driveway set well back from the nearest road and has wonderful views of the surrounding countryside from both the house and its garden. There is a large lawned area to the rear of the property.

*3 dogs allowed in each property

*Please note, there is a £200 refundable security deposit to be taken with every booking for Upper Hall Farm. We will contact you a couple of days before your arrival date to take payment.

Accommodation

- Total Bedrooms x10
- Sleeps x20
- Single beds x2
- Bunk beds x1
- Kingsize beds x1
- Superking beds x4
- Zip and link beds x4
- Reception rooms x7
- Ground floor bathrooms x1
- Total Bathrooms x10
- Ensuites x8
- Ground floor bedrooms x1
- Extra bed x2 - Twin (£30)

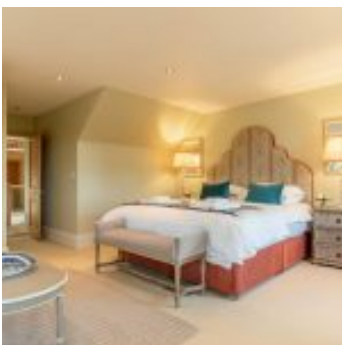
Equipment

- Washing machine
- Tumble dryer
- Iron & board
- Large fridge freezer
- Microwave
- Dishwasher
- Free Wi-Fi
- Freeview/Freesat

Property

- Views
- Garden furniture
- BBQ
- Fire - Woodburner
- Heating - Electricity
- Parking x11 - Private
- Garden
- Children allowed
- Dogs allowed x3 (£25)

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