

THE STORY OF

Morley Hall Farm House

Suton, Norfolk

SOWERBYS



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Morley Hall Farm House

London Road, Suton, Norfolk
NR18 9SN

Handsome Edwardian Farmhouse with Character

Catchment for Wymondham College

Over 2,500 Sq. Ft. Accommodation

Four Generous Double Bedrooms

Principal Suite with En-Suite Bathroom

Versatile Reception Rooms Throughout

Spacious Kitchen and Dining Room

Beautiful Mature Front and Rear Garden

Excellent Garden Office/Studio

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com







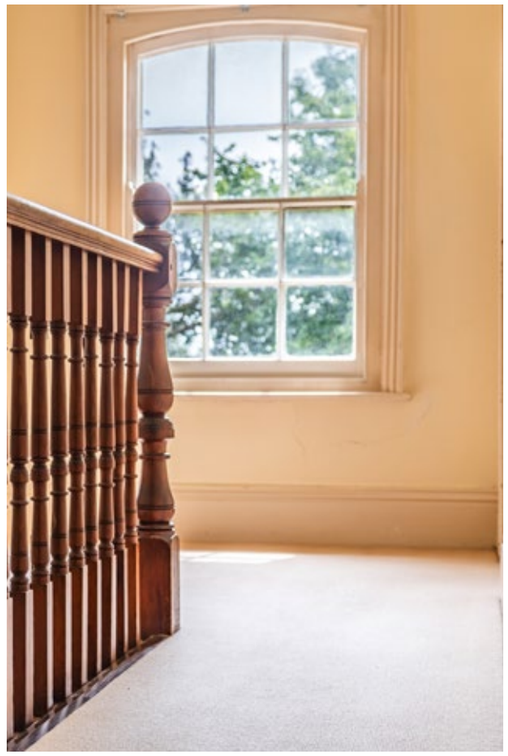




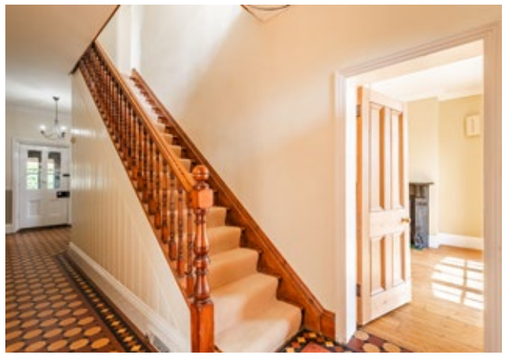
Set within attractive mature grounds and enjoying a peaceful rural setting, Morley Hall Farm House is a handsome Edwardian home that effortlessly combines period character with the space and versatility required for modern family life.

The house immediately impresses with its striking red-brick elevations, elegant proportions and abundance of natural light. Inside, the accommodation extends to over 2,500 sq. ft. and offers a wonderfully balanced layout, equally suited to everyday family living and entertaining on a larger scale. The heart of the home is the generous kitchen and dining room, a sociable space that naturally draws family and friends together, while a selection of reception rooms provides flexibility to create formal and informal living areas, a snug, playroom or study depending on individual requirements.

Across the first floor are four well-proportioned bedrooms, including a particularly impressive principal suite complete with en-suite bathroom. The remaining bedrooms are served by a spacious family bathroom, creating comfortable accommodation for growing families and visiting guests alike.













Outside, the gardens are a particular feature. Wrapping around the property, they provide a wonderful sense of privacy and seclusion, with expansive lawns, mature trees and established planting creating an idyllic backdrop throughout the seasons. Whether enjoying summer entertaining, children's games on the lawn or simply a quiet moment outdoors, the setting offers space to enjoy country living at its best.

A significant addition is the detached garden studio, a beautifully versatile space that is fully insulated and powered. Ideal as a home office, creative workspace, consulting room or gym, it provides excellent separation from the main house while remaining conveniently close at hand.

For families, the location is especially appealing, falling within the highly sought-after catchment area for Wymondham College, one of the country's most respected state schools. Combining character, generous living space, beautiful gardens and exceptional practicality, Morley Hall Farmhouse presents a rare opportunity to embrace a quintessential Norfolk lifestyle in a well-connected rural setting.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Suton

TRANQUIL COUNTRYSIDE, PERFECTLY CONNECTED

Suton is a peaceful hamlet in Norfolk, located just 2 miles southwest of Wymondham and is the perfect location for those looking to enjoy the best of rural life without being too far from modern conveniences. The surrounding countryside is perfect for walking, cycling, and wildlife spotting, with scenic woodlands and open fields nearby. A short drive away, Thetford Forest offers extensive trails, while the Norfolk Broads provide stunning waterways for boating and relaxation.

Despite its tranquil atmosphere, Suton benefits from excellent accessibility being well connected by road and rail, making it a convenient location for commuters. The A11 is easily accessible, offering direct routes into Norwich and Cambridge, and to London via the M11. Nearby Wymondham and Attleborough railway stations provide regular train services to Norwich, Cambridge, and London Liverpool Street. Norwich International Airport is just a 30-minute drive away.

The nearby market towns of Wymondham and Attleborough provide a range of local amenities, including independent shops, supermarkets, healthcare facilities, cafés, traditional pubs, sports and other activities. Wymondham is also steeped in history, with Wymondham Abbey, one of Norfolk's most significant landmarks, standing proudly at its heart.

The neighbouring village of Spooner Row has a Primary School and a well-regarded pub. Wymondham High Academy and Wymondham College, a rare State boarding school, are both nearby. The University of East Anglia, Norwich Research Park and Norfolk and Norwich University Hospital are all within 10 miles.









Note from Sowerbys



"...a rare opportunity to embrace a quintessential Norfolk lifestyle in a well-connected rural setting."

SERVICES CONNECTED

Mains electricity and solar PV panels. Mains water. Drainage to treatment plant. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.
To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// retrain.handover.hints

AGENT NOTE

Some images used have been virtually staged using computer generated imagery to show how the property could look once furnished, and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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