



THE STORY OF

# The Laurels

*Tharston, Norfolk*

SOWERBYS



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# The Laurels

The Street, Tharston, Norfolk  
NR15 2YP

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Fine Grade II Listed Country Farmhouse

Abundance of Character with Exposed  
Timbers and Inglenook Fireplaces

Sitting Room and Snug

Modern Kitchen/Breakfast Room

Utility Room, Laundry Room, and Cloakroom

Three First Floor Bedrooms,  
One En-Suite and Family Shower Room

Versatile Attic Rooms with Bathroom

Study/Downstairs Bedroom and Further  
Bedroom Option in Attics Rooms

Range of Traditional Outbuildings

Grounds of Approximately 4 acres (stms)

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“The house is timber framed and full of warmth and character. Having lived here for 20 years, we will certainly miss it.”

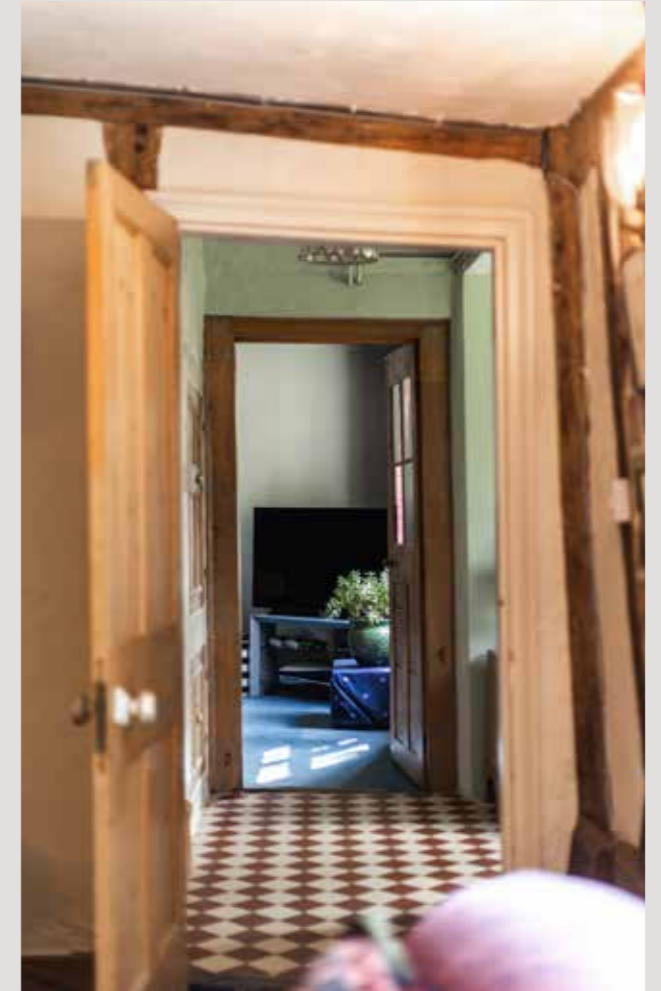
This Grade II listed country farmhouse is truly impressive, boasting an abundance of period detailing throughout, steeped in history dating back to the 16th century.

Many original period features adorn the interior, including large oak floor timbers, exposed wall and ceiling timbers, and fine inglenook fireplaces.

The sitting room exudes a wonderful atmosphere, characterised by oak

timbers and a truly impressive inglenook fireplace. Similarly, the snug offers plenty of charm with another fine inglenook fireplace.

At the rear, a sympathetic addition houses a modern, bright, and airy kitchen/breakfast room, complete with hand-painted cupboards providing ample storage, space for entertaining, and relaxation. Additionally, there is a well-appointed utility room, a separate cloakroom, and a laundry room.



The first floor can be accessed via two staircases.

The principal bedroom, triple-aspect, offers great views of the grounds beyond, with a walk-through dressing room and access to a modern, well-fitted en-suite shower room. Two further bedrooms on this floor share a family shower room.

The top floor, with its vaulted ceilings and exposed oak timbers, offers a versatile space with a separate modern, well-fitted bathroom.





Approached by a lovely gravel driveway, providing ample parking, the property features a wildlife pond to the front and left, originally dug for clay to construct the house.

Sweeping lawns and mature boundary hedging adorn the front, while the rear boasts a sun terrace and a variety of outbuildings including garaging, workshops, garden storage, and a potting shed.

A covered seating area, adjacent to one of the outbuildings, provides a fine place to relax. The property also includes sweeping lawns, a wide variety of mature boundary hedging, and specimen trees. Additionally, there is a wonderful meadow of approximately 3 acres (subject to survey). Currently a blank canvas, it would be suitable for horses or a smallholding, if desired.



Second Floor  
Approximate Floor Area  
907 sq. ft.  
(84.20 sq. m)



First Floor  
Approximate Floor Area  
1003 sq. ft.  
(93.68 sq. m)



Outbuilding  
Approximate Floor Area  
1240 sq. ft.  
(115.23 sq. m)

Ground Floor  
Approximate Floor Area  
1233 sq. ft.  
(114.35 sq. m)

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.

ALL THE REASONS

# Tharston

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled in the countryside just 10 miles south of Norwich city centre, is the pretty village of Tharston.

This beautiful village, which lies on the River Tas, offers peaceful surroundings and picturesque landscapes as well as good local amenities. Norwich High School and Town Close School are eight miles away.

The thriving village of Long Stratton is adjacent and only two miles away and benefits from a range of day to day amenities, including shopping, supermarket, a leisure centre, GP surgery, and village hall. There are good schools within the village as well as excellent access to private schools. There are numerous walks and bridleways, and Boudicca Way, named after the Iceni warrior queen, passes nearby, providing a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss.

Just 10 miles south of the city of Norwich, Tharston is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



There are many rooms we've loved, but a stand-out has been the third floor attic rooms."

THE VENDOR



### SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank.  
Oil-fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///making.printout.panels

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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