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THE STORY OF

# Hawthorns

*Smallburgh, Norfolk*

SOWERBYS



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# Hawthorns

Smallburgh, Norfolk  
NR12 9NH

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Detached Family Home

Highly Versatile

Open-Plan Living Options

Handsome Orangery

Four Bedrooms and One En-Suite

Off-Road Parking and Garage

Extraordinary Plot of Approximately  
2.25 Acres (STMS)

Mature Woodland and River Access

Idyllic Village Location

Easy Access to Towns and Coast

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Set on a deceptively large plot of approximately 2.25 acres (STMS), this unique home offers over 1500 sq. ft. of modern and low-maintenance living space, allowing for more time to enjoy the remarkable gardens, woodland, and river access.

Nestled in an idyllic village setting, the property features a spacious driveway accessed through a five-bar gate, as well as a detached garage. Inside, the well-presented accommodation offers great versatility for a functional and fulfilling home. The kitchen/breakfast room at the rear boasts fine cabinetry and extends into a high-quality orangery with panoramic views of the magical gardens. The formal dining room and sitting room provide balance to the open-plan layout, while a well-equipped utility/boot room adds practicality.



Upstairs, you'll find four spacious bedrooms, including a generous principal bedroom with a large en-suite and views of the rear garden and woodland. The three additional bedrooms are served by a central family bathroom.

A stand out feature of this property is the remarkable plot it occupies. With additional land acquired over the years, this home now boasts a wealth of features to support a fulfilling countryside lifestyle. Beautifully landscaped formal areas interact well with sunny dining terraces and well-stocked flower beds. Further into the plot, there's a productive allotment and majestic mature woodlands with magical seating areas. The property even offers river access for launching water craft to explore the Northern Broads.





The views of the garden and all the woodland from the kitchen and orangery is wonderful.





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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# Smallburgh

RURAL COUNTRYSIDE CHARM AND TRICKLING RIVERS

Smallburgh, Norfolk, is a charming village surrounded by beautiful countryside and is an ideal place to live for those who prefer a quieter and more rural lifestyle. The village offers a strong sense of community and has a range of local amenities including a village shop, a pub, and a primary school. The nearby town of North Walsham is just a short drive away and provides additional amenities such as supermarkets, shops, and secondary schools.

Wroxham, known as the “Capital of the Norfolk Broads,” is another nearby town that offers a picturesque setting with its waterways and scenic views. It’s a popular destination for boating and offers a range of amenities including shops, restaurants, and leisure facilities.

Both North Walsham and Wroxham provide easy access to the stunning Norfolk coast, which is perfect for those who enjoy outdoor activities and beach walks. Additionally, the area is well-connected by road and rail, making it convenient for commuting to larger cities such as Norwich.

Overall, Smallburgh, North Walsham, and Wroxham offer a peaceful and scenic setting, with a strong sense of community and convenient access to both rural and coastal amenities.



## Note from the Vendor



Hawthorn's garden.

“We have loved being within the countryside with our woodland and river access, as well as exploring the close-by beaches.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating.

### COUNCIL TAX

Band D.

### 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: ///tuck.loom.takers

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

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Air Ambulance

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