



THE STORY OF

# Melsham House

*Limpenhoe, Norfolk*

SOWERBYS





THE STORY OF

# Melsham House

Limpenhoe, Norfolk,  
NR13 3HX

- 
- Versatile Farmhouse
- Sought After Location
- Three Reception Rooms
- Four Bedrooms
- Modern Kitchen Breakfast Room
- Extensive Stables and Games Room
- Fine Countryside Views
- Principal Bedroom with Balcony
- Raised Decked Terrace
- 
- Grounds of Approximately Three Acres (STMS)

**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



“A wonderful family home.”

This semi-rural former farmhouse is set within a truly idyllic setting. Surrounded by open countryside, Melsham House is perfect for those seeking peace and tranquillity.

The house itself offers versatile and well-proportioned rooms over two floors. The ground floor layout is very sociable, with a fine sitting room and double doors leading you out to the garden. The dining room lends itself to formal entertaining, leading straight into the kitchen breakfast room. Wanting to escape, the well-appointed snug is ideal with its fireplace for cosy winter nights. In addition, there is also a modern bath and separate shower room.

The first floor is home to the principal bedroom with its fabulous, glazed balcony with beautiful countryside views. In addition, three further bedrooms, a shower room, mezzanine room and eaves storage rooms evenly occupy the rest of the floor. All very versatile to suit your needs.

As a luxurious additional, the outbuildings included with the property house a generously sized games room, perfect for family or friends to retreat to, but also has the potential to be a great studio space/outdoor office.

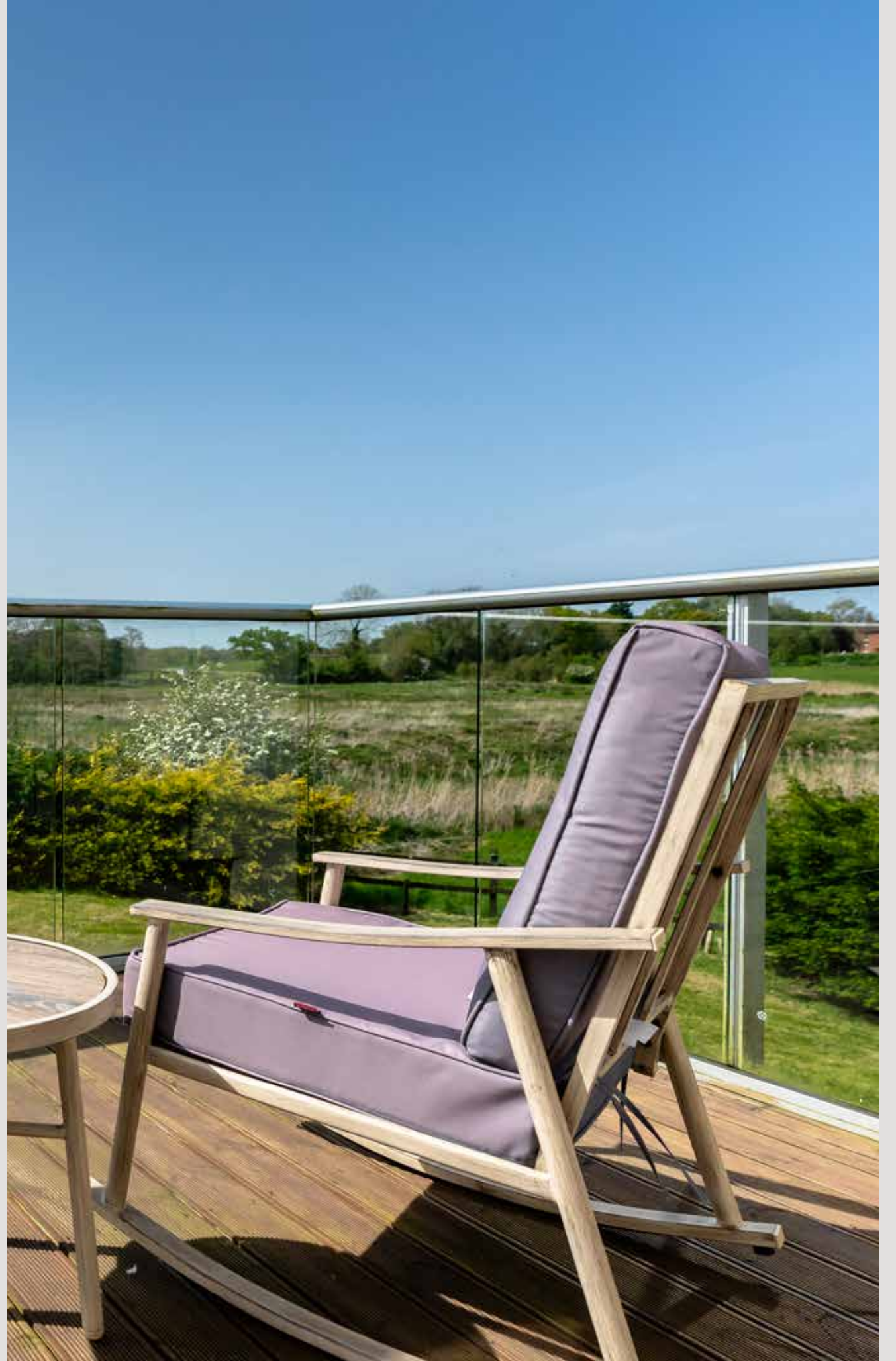








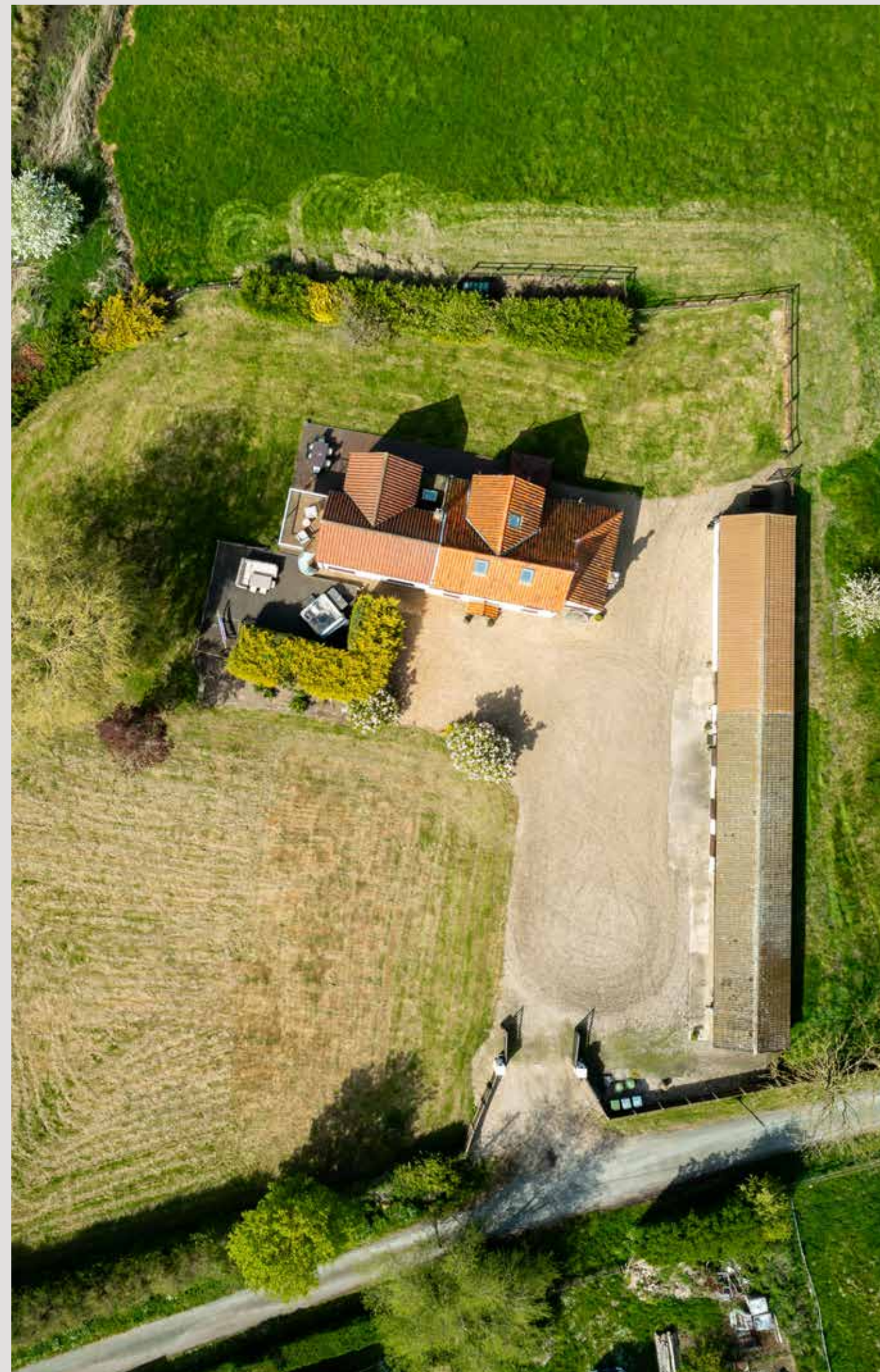




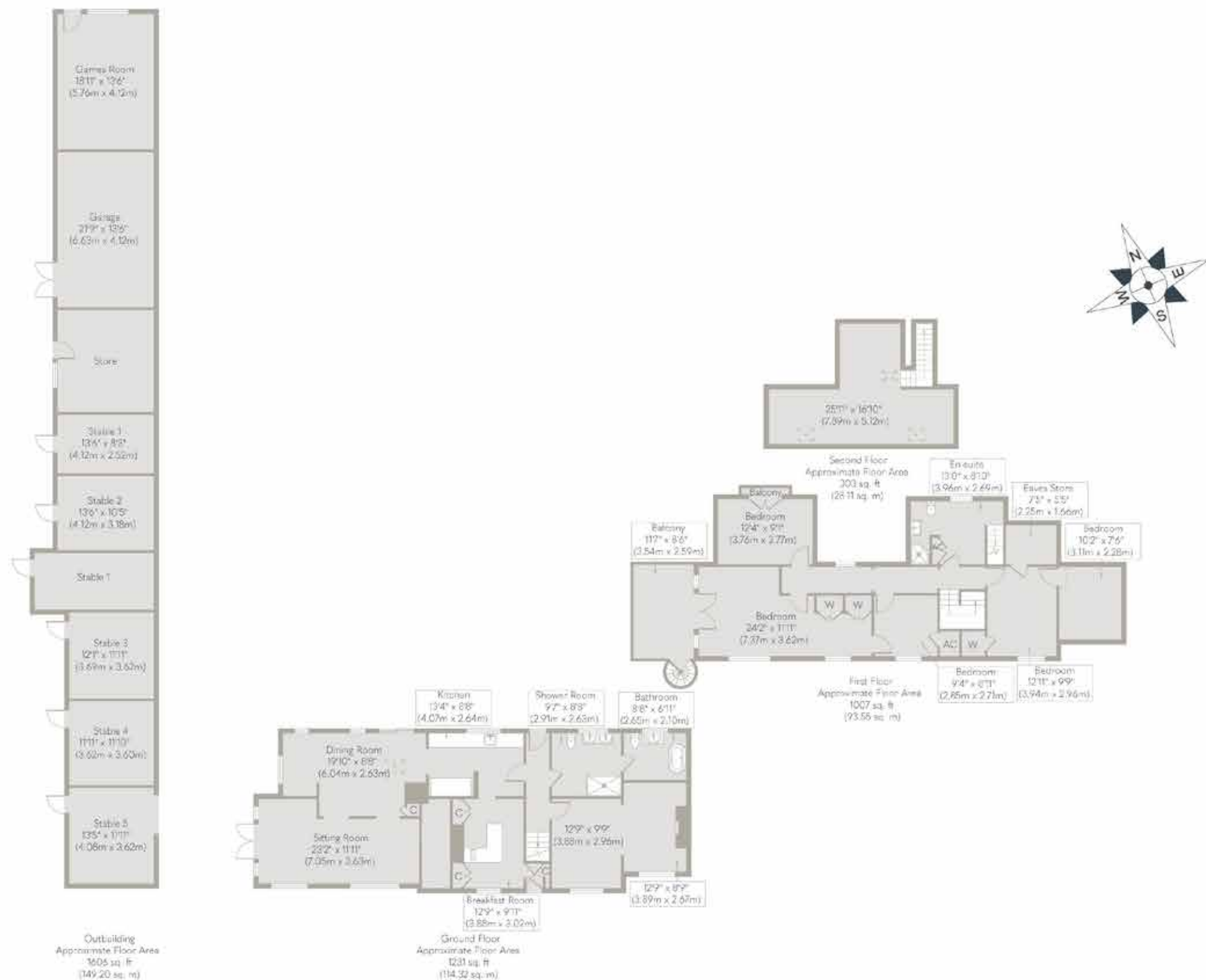


For the past 22 years, the family has cherished their time living here, particularly relishing its location. The outdoors has played a pivotal role in their lives, with the spacious land perfect for their beloved horses. The extensive stable block, which also features a fantastic games room, adds to the property's appeal. Additionally, the raised deck terrace provides an ideal spot for entertaining family and friends, fully capitalising on the breathtaking views and secluded atmosphere.

“Fantastic outdoor life, wild animals, deer, rabbits in the garden...”







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



# Limpenhoe

IN NORFOLK  
IS THE PLACE TO CALL HOME



Limpenhoe, a quaint village in the picturesque Norfolk countryside, sits on the Northern bank of the River Yare.

Between the villages of Cantley and Reedham, it is an idyllic retreat within the larger parish of Cantley, Limpenhoe and Southwood. Approximately 8 miles southwest of the seaside destination of Great Yarmouth and 11 miles southeast of the historic city of Norwich, Limpenhoe enjoys a tranquil yet accessible location.

The village, steeped in history, saw its parish boundaries re-shaped in 1935 when it merged into Cantley, but its legacy endured.

The name “limpenhoe” itself holds a story, translating to “limpa’s hill-spur” echoing the ancient roots of its settlement. Referenced in the venerable Domesday Book, Limpenhoe stands as a relic of centuries past. Nature enthusiasts will find solace in Limpenhoe Meadows, a haven and is a site of special scientific interest. Nestled within, the quaint church of St. Botolph, a cherished community hub, alongside a village hall and a serene private fishing lake.

Being situated so close to Reedham allows the freedom to cross into the most southernly part of the Broadland area of Norfolk and into Suffolk, via the ferry which shuttles traffic in small groups across the River Yare, keeping up with the pace of daily life.



## Note from the Vendor



Melsham House Garden.

“A favourite spot is looking across the view from the upstairs balcony.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 0285-2000-9206-5949-4204

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: ///promoting.frightens.takeovers

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



Sowerbys Estate Agents Limited is a company registered in England and Wales,  
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL