

A large window looking out onto a garden. In the foreground, there is a dark wooden planter box filled with green and purple foliage. Behind it is a green lawn and a wooden fence. In the background, there are several trees with green leaves and a dark metal pergola structure. The scene is bright and sunny.

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THE STORY OF

Storrs

Halvergate, Norfolk

SOWERBYS



THE STORY OF

Storrs

Halvergate, Norfolk
NR13 3QB

Handsome Period Home

Wealth of Character Features

Immaculately Presented Throughout

Highly Versatile Accommodation

Idyllic Village Location

Varied and Feature Packed Plot
of 0.25 Acres (STMS)

Double Garage and Large Driveway

Flexible Separate Bedroom/Annexe Potential

Five Bedrooms, Two En-Suites

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Tucked in a peaceful spot within the idyllic village of Halvergate, this impressive period home boasts almost 3,000 sq. ft. of renovated and impeccably presented accommodation, offering not only a wealth of character, but also the invaluable versatility required to accompany the ever changing demands of a modern family life.

Pristine box hedging flanks the entrance porch, beyond which a warm and welcoming home awaits. The ground floor comprises an array of stylish yet functional receptions including the sociable kitchen breakfast room, alongside the elegant formal dining room. A snug to the front of the home makes for an idyllic space to light the wood-burner and unwind with a good book whilst the larger living room to the rear is a fantastic family/entertaining space under the drama of the vaulted ceiling. Above this larger sitting room, a double en-suite bedroom benefits from an independent staircase making for an ideal multi-generational space or simply for older children seeking more independence.

A well equipped utility room, boot room, study and guest WC round off what is a comprehensive selection of ground floor accommodation.

The first floor, in addition to the aforementioned double bedroom above the sitting room, houses four further bedrooms. A lavish principal suite boasts generous proportions alongside a dressing room and luxurious shower room en-suite. The further bedrooms are well served by the family bathroom with a walk-in shower and roll top bath, every bit as luxurious as the principal en-suite.



The snug by the fire in winter creates a cosy ambience. Living here gave us more space and better access to the outdoors and the coast.





Outside, the large quarter of an acre (STMS) plot provides a wealth of features. The large driveway is complemented by an integral double garage, once the village store. To the rear, a substantial patio provides multiple seating areas, whilst a covered and heated area is an idyllic spot for dinners and drinks with friends long into a summer's evening no matter the weather. The centre of the garden is mostly laid to lawn and a perimeter of attractive mature trees make for an inviting and peaceful 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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Halvergate

HISTORY, NATURE, TRANQUILLITY,
AND BROADS ADVENTURES

Halvergate is a small village and civil parish in Norfolk, situated within the Broads National Park. Known for its picturesque landscape, it forms part of the Halvergate Marshes—an expansive wetland area celebrated for its biodiversity, traditional wind pumps, and wide-open skies. Steeped in history, the village dates back to the Domesday Book of 1086.

Key features include the Grade I listed Church of St. Peter and St. Paul, a striking example of medieval architecture, and easy access to the Weavers' Way, a long-distance walking route that showcases the natural beauty of the region. Halvergate offers a peaceful glimpse into traditional rural life, surrounded by some of Norfolk's most scenic countryside.

Its close proximity to the Norfolk Broads makes it an ideal base for outdoor enthusiasts, with ample opportunities for boating, birdwatching, walking, and fishing. The surrounding landscape is particularly popular with nature lovers seeking a quieter pace of life.

For a broader choice of amenities and entertainment, the nearby city of Norwich is easily accessible, offering cultural attractions, shopping facilities, and more.



Note from the Vendor



“We’ve loved the space, tranquillity, and the rural landscape. The property affords easy access to Norfolk’s beaches and to Norwich.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 9234-4621-0400-0175-1202

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: ///penned.imprints.rail

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*

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more than a home
for the homeless

 **mind**
Norfolk and
Waveney

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Charity**
— EST. NORFOLK 1989 —

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Air Ambulance**

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