



THE STORY OF

Gowers Farm

Bunwell, Norfolk

SOWERBYS



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Gowers Farm

Bunwell, Norfolk
NR16 1SD

Fine Grade II Listed Home

Origins From 1408

Abundance of Character

Well-Presented Throughout

Superb Kitchen Breakfast Room

Sitting Room, Dining Room and Snug

Four First-Floor Vaulted Bedrooms

Family Bathroom and Separate Shower Room

Parking and Oak Cart Lodge

Well-Landscaped Gardens of
Approx. 0.5 Acres (STMS)

Further 0.5 Acres (STMS) Available
by Separate Negotiation

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This truly stunning Grade II listed home offers the perfect marriage of period features and modern day living. The attention to detail throughout is excellent and a true homage of its history and origins.

Sitting perfectly under its fine thatched roof, this quintessential home is also complemented by its well landscaped gardens. The kitchen has been well laid out and its subtle palette on the shaker style units work in harmony. Warmth from the Aga gives a true sense of country living and not to mention the fine inglenook fireplace with its wood burning stove. The snug is a lovely room to relax and give a true sense of character from the exposed timbers and window shutters.

The heart of the home is the atmosphere sitting room, which is flooded with natural light from both the front and rear. The inglenook fireplace is a true statement piece. For those looking to formally entertain, the dining room is perfect, full of character with a tremendous atmosphere.

The character continues to the first floor. A spacious landing leads to the four well appointed vaulted bedrooms, a well-fitted modern family bathroom and a separate shower room. The first floor has two staircase too, for ease and access to the bedrooms, you can use either.



...full of character
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Outside, the gravelled driveway offers parking and access to the well crafted oak cart lodge and lockable store. The grounds have been lovingly maintained and are well established, with cottage style planting to the front. A meandering brick pathway leads you to the rear entrance and passes the quintennial planting, sweeping lawn and the characterful open covered seating area.

The grounds to the rear are superb, with a sweeping lawn, a wide variety of established planting and specimen trees, as well as a well-appointed brick paved terrace, perfect for entertaining and relaxing. The grounds extend to approximately half an acre (STMS).

Just over the road, there is further land of approximately half an acre (STMS), available by separate negotiation.





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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Bunwell

A PICTURESQUE VILLAGE WITH A
WARM HEART AND ENDLESS CHARM

The charming village of Bunwell offers the perfect blend of rural tranquillity and modern convenience. This thriving community is steeped in history, with its roots stretching back to the Domesday Book, yet it continues to evolve, providing a welcoming environment for families, professionals, and retirees alike.

Bunwell is known for its strong sense of community, centred around its well-regarded primary school, an active village hall hosting a variety of social events, and the historic St. Michael and All Angels Church, a stunning medieval landmark. Residents enjoy a well-stocked local shop and post office, while nearby market towns such as Attleborough and Wymondham provide further shopping, dining, and leisure options.

Surrounded by unspoilt countryside, Bunwell is a haven for nature lovers, walkers, and cyclists, with beautiful footpaths and bridleways offering stunning views of Norfolk's rolling fields. The village is also well-placed for commuters, with excellent transport links—the A11 is just a short drive away, providing direct routes to Norwich, Cambridge, and beyond, while rail connections from nearby stations offer easy access to London.

For those seeking a peaceful yet connected lifestyle, Bunwell offers an enviable balance. Whether you're looking to enjoy country walks, engage in village life, or simply relax in a picturesque setting, this Norfolk gem provides the perfect place to call home.



Note from Sowerbys



Dining Room

“This truly stunning Grade II listed home offers the perfect marriage of period features and modern day living.”



SERVICES CONNECTED

Mains electricity and water. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

G. Ref: 9746-3017-1206-7652-2200

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: ///overruns.stressed.dose

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SOWERBYS

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Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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