



THE STORY OF

# Pound House

*East Harling, Norfolk*

SOWERBYS





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# Pound House

East Harling, Norfolk  
NR16 2PR

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Handsome Georgian Residence

Over 2,000 Sq. Ft. of Highly  
Versatile Accommodation

Four Double Bedrooms

Annexe Potential

Fine Period Features

Immaculately Presented Throughout

Idyllic Location in Heart of Village

Stunning Georgian Proportions

Off Road Parking

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This truly elegant Georgian residence is a fine example of period architecture. Immaculately presented throughout, the home boasts exquisite proportions, fine period details, and over 2,000 sq. ft. of highly versatile accommodation.

Stepping through the entrance, a welcoming hallway runs through the heart of the home, giving way to beautifully arranged reception rooms. The sitting room is a magnificent space, bathed in natural light from its elegant bay window, with chevron-patterned parquet flooring adding a touch of refinement. A log burner nestles within the fireplace, creating a warm and inviting ambiance. Flowing seamlessly, the dining room continues the graceful aesthetic with matching parquet flooring and a striking fireplace, leading into the well-appointed kitchen.

On the opposite side of the hallway, two further reception rooms offer excellent flexibility. One is currently an office but could just as easily become a snug or formal dining room, while the adjacent study provides a quiet retreat. To the rear, a generous living space offers even greater possibilities. Currently configured as a spacious lounge with a double bedroom and en-suite above, this area lends itself perfectly to the creation of a self-contained annexe—ideal for multi-generational living or a holiday let.

Upstairs, the Georgian character continues with three beautifully proportioned double bedrooms, all brimming with charm. The family bathroom is finished to an excellent standard, featuring a large walk-in shower and tasteful modern fittings that complement the home's period aesthetic.

Externally, the home benefits from off-road parking and a delightful garden, offering a peaceful retreat in this highly popular village setting. Moments from local amenities and surrounded by scenic countryside, this is a rare opportunity to acquire a truly exceptional Georgian home of remarkable elegance and heritage.









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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# East Harling

A CHARMING VILLAGE WITH RICH HER-  
ITAGE AND A THRIVING COMMUNITY

Nestled in the picturesque Norfolk countryside, East Harling is a delightful village that seamlessly blends rural tranquillity with modern convenience. Known for its strong sense of community, this historic village offers a charming setting with a wealth of local amenities, making it a highly sought-after location for families, professionals, and retirees alike.

At the heart of the village stands the magnificent St Peter and St Paul's Church, a striking 15th-century landmark with an impressive tower and intricate medieval woodwork. The village's rich history is reflected in its architecture, with a mix of traditional cottages, period homes, and contemporary residences contributing to its unique character.

East Harling boasts an excellent range of amenities, including a village shop, a butcher, a Chinese takeaway, a fish and chip shop, a post office, a doctor's surgery, a pharmacy, a hairdresser, and even a cake shop, ensuring residents have all their essentials close at hand. The village is also home to a popular primary school, rated highly by Ofsted, making it an appealing choice for young families. For leisure and socialising, the well-regarded George & Dragon pub and The Nags Head provide a warm and welcoming atmosphere, while the village hall hosts various community events throughout the year.

Surrounded by scenic countryside, East Harling is a haven for outdoor enthusiasts, with numerous walking and cycling routes, including those through Thetford Forest, just a short distance away. The nearby Snetterton Circuit adds a touch of excitement, attracting motorsport fans from across the region.

Despite its peaceful rural setting, East Harling benefits from excellent transport links. The A11 is easily accessible, providing direct routes to Norwich, Cambridge, and London.



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0300-2729-0280-2397-0955

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: ///armful.rose.outermost

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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