



THE STORY OF

# Willow House

*Holme Hale, Norfolk*

SOWERBYS





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# Willow House

Holme Hale, Thetford, Norfolk  
IP25 7EE

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Striking Country House

Four/Five Impressive Reception Rooms

Kitchen/Breakfast Room

Utility Room, Pantry and Cloakroom

Five Bedrooms

Family Bathroom and Two En-Suites

Extensive Garage with Gym and Home Office

Outbuildings and Cart Lodge

Well Landscaped Gardens with Impressive Lake

Set within Grounds of Approximately  
10 Acres (STMS) with a Further 2 Acres  
Available by Separate Negotiation

Accommodation Extending to  
Approximately 6,000 Square Feet

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A truly impressive and striking country house, Willow House is set within an oasis of 10 acres (STMS) of established, well-landscaped grounds including the most magical lake and woodland (a further 2 acres are available by separate negotiation). Accommodation in the main house extends to approximately 6,000 square feet.

Approached via a fine sweeping driveway, the striking and unique façade stands proudly and is a joy to admire.

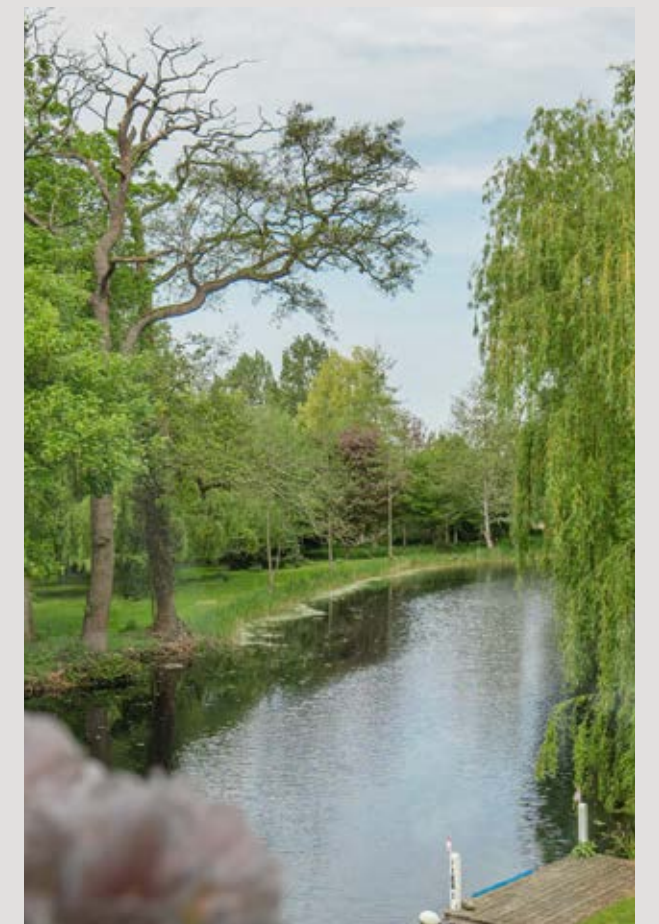
Upon entering Willow House the spacious reception hall sets the scene, with a glimpse of the impressive cantilever staircase. To the left, you will find the most atmospheric semi-circular dining room, which makes a perfect entertaining space with stunning views of the magical lake. Meandering through the house you will find the fine drawing room with a central fireplace, and a wonderful well-fitted kitchen/breakfast room with ample storage and workspace; a cook's dream as well as the perfect place to entertain. In addition there is a further reception room, currently used as a sitting room, a separate office and a circular garden room with a further staircase to the first floor. As you may expect in a house such as this, you will find a good size utility room, pantry, cloakroom and internal access to the garage.

The cantilever staircase leads up to the first floor, which is home to five very well-appointed bedrooms. The principal bedroom, as one would expect, benefits from a well-fitted en-suite shower room and access to the second circular staircase turret. A lovely guest bedroom has a modern en-suite bath and shower room, and there are three further bedrooms and a dual entrance family bathroom.











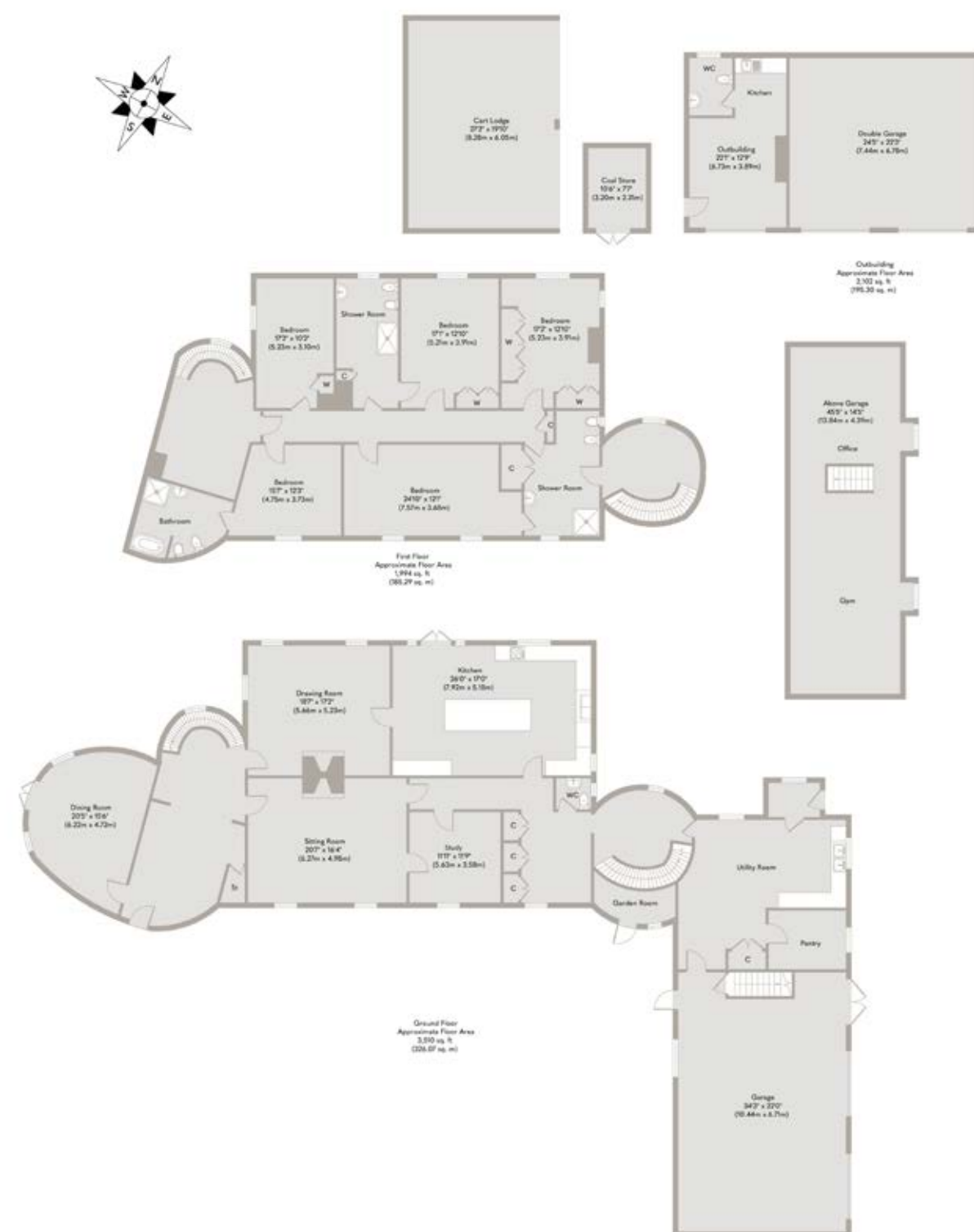


Willow House occupies the most impressive setting, approached via the meandering drive leading to the ample parking and a range of outbuildings. The garaging, open cart lodge and stores make the home perfect for the keen car enthusiast.

The grounds in their entirety extend to approximately 12 acres (STMS), (10 acres are included in the sale, with the remaining 2 acres available by separate negotiation) with fenced paddocks, sweeping lawns, and wrap around covered terraces that offer uninterrupted views of the lake and sun terrace. The show stopper has to be the most magical and enchanting lake with a boat house and pontoon. Making a wonderful backdrop, it's home to a haven of wildlife and well stocked with a variety of fish. The meandering woodland walkway takes you around the perimeter and offers enchanting views from every angle.







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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# Holme Hale

TRANQUIL VILLAGE LIFE IN THE  
HEART OF NORFOLK

A small village roughly five miles south east of the historic market town of Swaffham, Holme Hale is close to the river Wissey.

The village has a pavilion, playing field and a church as well as a bus service to Watton, Wymondham, Dereham, Hingham, Norwich and King's Lynn.

Swaffham is a thriving and historic market town situated approximately 15 miles south east of King's Lynn and about 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town offers a great hub for those who wish for a perfect family life. It's a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham also boasts a museum which focuses on many different and impressive parts of local history, including Egyptologist Howard Carter, who is famous for the 1922 discovery of the tomb of Tutankhamun.

Swaffham is only around two hours by train to London, with great access to Cambridge and only 45 minute drive to the coast. It is also a short car journey to Norwich, which provides an airport and has direct flights to Amsterdam.



*Note from Sowerbys*



“...the show stopper is the magical lake, which provides the most enchanting backdrop.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band G.

## 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: ///fortress.fatherly.mint

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# SOWERBYS

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