



THE STORY OF

Grange Farm

Honingham, Norfolk

SOWERBYS



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Honingham, Norfolk
NR9 5BA

Enchanting Georgian Family Home

Extensively Renovated Under Current Ownership

Five Bedrooms to Main House

Newly Converted Two Bedroom Barn Annexe

Elegant and Timeless Interiors

Perfect Balance of Formal and
Open Plan Reception

Varied Plot of Approx 4.5 acres (STMS)

Paddocks, Formal Gardens and Woodland

Wealth of Outbuildings

Edge of Village Location, Easy Reach of Norwich

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Set amongst 4.5 acres (STMS) of idyllic and varied grounds, this handsome Georgian Farmhouse has undergone an impassioned schedule of renovation under the current ownership and now boasts approximately 4,000 sq.ft. of elegant, timeless interiors showcasing every bit of character one could hope for alongside the subtle modernity required to accompany a busy and fulfilling family life in the country.

Accessed via a long, sweeping driveway lined by handsome mature trees and well-tended lawns, the embrace of Grange Farm is evident the moment you drive through the gates. The prototypical ground floor showcases a classic Georgian tiled reception hall flanked by a pair of formal receptions including the double length sitting room boasting a full spectrum of character features, flooded with light via double glazed sash windows complete with functioning shutters. A formal dining room features some original kitchen cabinetry, making for a splendid room in which to host those near and dear whilst soaking up the views across the front gardens and paddock.



As one continues through the home, the grand formal receptions are balanced with every day family rooms, including the study at the rear of the home, a charming snug and, of course, the sociable kitchen/dining room – an all-important hub to grab some time together around busy schedules. Elsewhere on the ground floor, an excellent wing of essential practicalities includes a handy boot room/alternate entrance alongside a well-equipped utility room and guest WC.

Rising to the first floor, no less than five double bedrooms bring superb versatility to the home. An opulent principal suite enjoys superb proportions alongside a luxurious en-suite with a walk-in shower and free standing bath whilst a further en-suite guest room is complemented by three additional double bedrooms, well served by the central family bathroom.





In a superb addition to the principal home, a newly converted portion of the substantial barn outbuildings now showcases a fully self-contained two bedroom annexe. The finish and styling in here is every bit as inspired and luxurious as the main home with two double bedrooms being served by the well-appointed shower room and the open plan kitchen/sitting room enjoying all the drama of the vaulted ceiling and pleasant views toward the rear garden.

Of course, one of the most noteworthy features of this fine home is the exceptional plot in which it sits. Being positioned so centrally within the grounds means it is totally absorbed within its own environment packed with variety. Two fenced paddocks, one to the front and one to the rear both measure circa 0.9 acres (STMS) whilst the immediate grounds include a quintessential English walled garden and a wonderfully productive kitchen garden in which to while away the hours. A side garden offers sprawling lawns for younger family members to stretch their legs and houses the well-kept tennis court. Along the eastern boundary, there is a magical section of well managed woodlands offering picturesque walks and a natural haven for wildlife and family members alike.

Grange Farm offers a rare opportunity to secure a beautifully renovated period home with extensive grounds, versatile living spaces, and superb ancillary accommodation—ideal for modern family life in a truly exceptional country 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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Honingham

A WELL-SERVED VILLAGE WITH ACCESS TO NATURE AND NORWICH

Honingham is a village and civil parish in Norfolk, located 8 miles to the west of Norwich along the A47 trunk road. The award winning The Honingham Buck, is well known throughout the village as the best pub, as well as the award winning The Goat Shed Farm Shop and Kitchen, which is hugely appealing for the whole family. Conveniently, Longwater Retail Park is also only 3 miles away with a large Sainsbury's supermarket and an array of shops including Next and M&S Food. The village is within close proximity to the A47 which leads you to Dereham or Norwich City Centre itself.

Norwich is a splendid blend of the modern and historic, each compelling the other. Like any great city, its centre is easy to walk around and has a river at its heart. In addition to being the most complete medieval city in the UK, boasting a stunning Norman Cathedral and Castle, it also has a flourishing arts, music, and cultural scene. You'll find excellent independent and High Street shopping, a charming covered market, vibrant restaurants, bars, and night-life, and a heritage that is a pleasure to explore. The city has now been named among one of the best places to live in the whole of the UK. The city also has two great Universities; University of East Anglia and Norwich University of the Arts, which both have very good reputations.

Honingham offers the perfect blend between small community, countryside living surrounded by endless greenery and local businesses as well as all the amenities of city living being located so close to Norwich.



Note from Sowerbys



View from principal bedroom

“Being positioned so centrally within the grounds means the property is totally absorbed within its own environment...”



SERVICES CONNECTED

Mains electricity, water via borehole, drainage to sewage treatment plant. Heating via biomass boiler.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref: 0320-2178-9080-2999-0811

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: ///vintages.inclined.routine

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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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