



THE STORY OF  
**Pond View**  
*Somerleyton Norfolk*

**SOWERBYS**





THE STORY OF

# Pond View

The Street, Somerleyton,  
Norfolk, NR32 5QB

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Highly Unique Family Home

Discreet and Private Setting

Mature Walled Gardens Approaching  
0.5 Acres (STMS)

Elegantly Presented Throughout

Four Spacious Bedrooms

Pleasant Views of Gardens and Countryside

Highly Desirable Village Location

Idyllic Country Lifestyle

Large Driveway and Selection of Outbuildings

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Boasting idyllic privacy amongst a mature and attractive plot, “Pond View” sits discreetly set back from a quiet lane and stands proud amongst an enchanting walled plot of almost half an acre (STMS). Commissioned by the current owners, this idiosyncratic home has been much-loved over the years and now comes to the market for the first time since its creation. The magical garden plot in which it sits provides a calm and timeless environment for this spacious home. Perfectly positioned, it’s just five miles from the coast and only a short walk to the river and marina, making it ideal for those who enjoy both countryside and waterside living.

The five-bar gates are approached via a shingle driveway running alongside to the picturesque village pond. The ground floor showcases the cottage kitchen, topped with solid timber worktops with the butler sink enjoying splendid views of the gardens – an idyllic spot for the washing up! The large sitting room features a wood-burning stove at its heart, and interacts well with the semi open-plan dining room; a functional and flexible layout to suit any number of needs.



The first floor is home to the four bright and airy bedrooms, including the generous principal bedroom and a further double aspect guest room. An additional double/twin and further bedroom provide wonderful versatility, whilst all bedrooms are well-served by the central family bathroom.

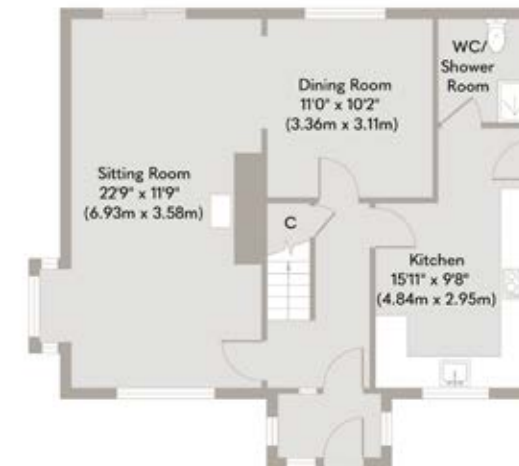
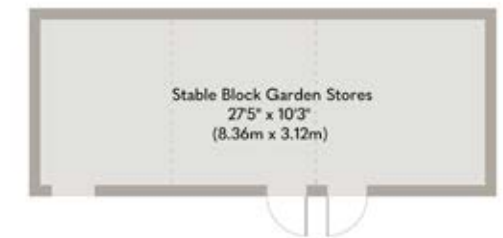
Naturally, one of the most eye-catching features of Pond View is the mature and elegant plot in which it sits. Approaching half an acre (STMS) and set behind a gated entrance and expanses of beautiful old walls, this handsome plot has been lovingly tended by the previous owners over the years and provides a wealth of features. The kitchen garden to the rear has been a fantastically productive space in which to while away the hours in the sunshine whilst a selection of outbuildings and stores take care of the practicalities. The majority of the plot is laid to lawn, bordered by thriving flower beds and interspersed by handsome mature trees.







First Floor  
Approximate Floor Area  
646 sq. ft  
(60.01 sq. m)



Ground Floor  
Approximate Floor Area  
682 sq. ft  
(63.36 sq. m)



Outbuildings  
Approximate Floor Area  
540 sq. ft  
(50.20 sq. m)  
(Not shown in actual location)

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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# Somerleyton

HERITAGE, NATURAL AND  
COASTAL CHARM

A charming village in the heart of Norfolk, Somerleyton is nestled among rolling fields and tranquil waterways, offering a delightful blend of historical grandeur and rural serenity. The village is best known for its strikingly beautiful Somerleyton Hall, a magnificent Victorian stately home set within 12 acres of perfectly manicured gardens and grounds.

The village itself is a peaceful haven and an idyllic setting for leisurely walks. A range of local amenities include a primary school, cricket club, bowls club, and a village hall. Boating enthusiasts can enjoy 24-hour mooring along the Waveney, which provides an excellent habitat for local wildlife and is just a short stroll from Somerleyton Marina, before ending the day at the Dukes-Head gastro pub and restaurant.

In addition to its own attractions, Somerleyton is well-placed to explore nearby gems. A short drive away lies Oulton Broad, part of the picturesque Broads National Park, where visitors can enjoy boating, watersports, and scenic walks. The Southwold Pier and the charming seaside town of Southwold are just 10 miles to the south, with their renowned beaches, independent shops, and traditional seaside atmosphere.

For nature lovers, the Suffolk Coast and Heaths Area of Outstanding Natural Beauty is easily accessible, offering some of the most stunning coastal landscapes in the country. Whether it's exploring woodland trails, coastal paths, or enjoying the vibrant local culture, Somerleyton serves as a perfect gateway to Norfolk and Suffolk's finest attractions.



*Note from Sowerbys*



“...discreetly set back from a quiet lane and stands proud amongst an enchanting walled plot...”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## 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: ///unwraps.manager.multiple

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# 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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