



THE STORY OF
Highfield
Cantley, Norfolk

SOWERBYS

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Highfield
Cantley, Norfolk
NR13 3SA

Stunning Detached Family Home

Inspired Architecture

Far Reaching Countryside Views

Highly Functional and Versatile Accommodation

Fine Balance of Open Plan and
Traditional Receptions

Ground Floor Bedroom Options

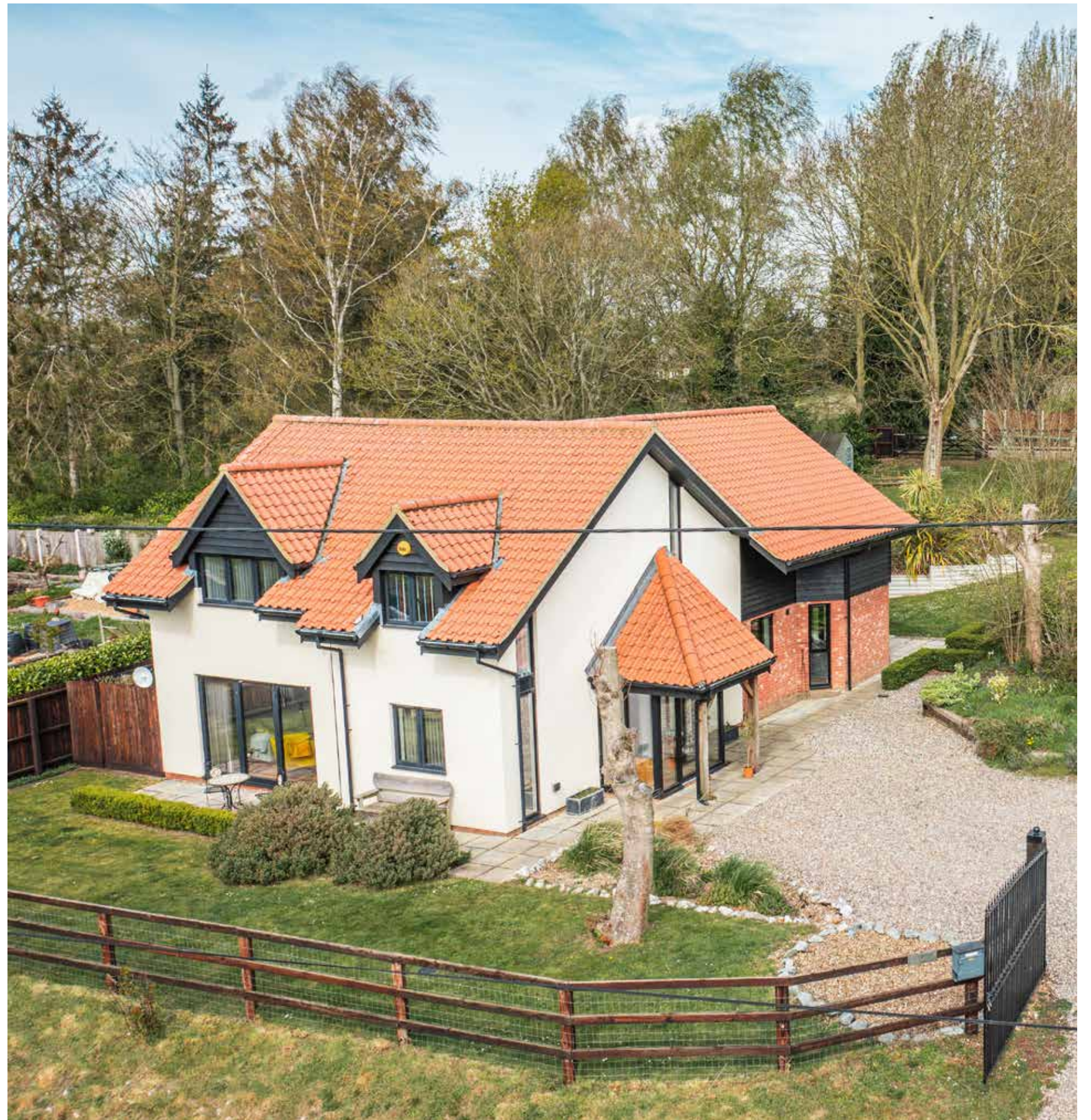
Opulent Principal Suite with Balcony

Detached Garage with Studio Above

Wonderfully Landscaped Gardens

Easy Reach of Norwich and Coast

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Standing proud in an elevated and generous plot, this architecturally designed home boasts not only striking design but also a superb functionality with immaculately presented and highly versatile accommodation refined to seamlessly accompany the ever changing demands of a busy and fulfilling family life. The perfect balance of open plan and traditional receptions sit alongside highly practical areas such as the large utility/boot room or the detached garage with a studio above, all coming together to form a home to fulfil the needs for all generations.

Set behind attractive gates, the large driveway leads to the front door, behind which one is immediately greeted by the drama of this superbly designed home courtesy of the double height entrance hall and galleried landing flooding the heart of the property with natural light. To the rear, the impressive kitchen/dining room is a sociable open plan space serving at the hub of family life whilst the entire room is adorned with pleasant garden views via two sets of bifold doors leading to the paved terrace. The separate sitting room brings excellent balance to the open plan reception and makes for a wonderful area to enjoy the far reaching countryside views and settle in for a good movie as a family.

Elsewhere, the large utility/boot room delivers excellent practicality whilst a flexible study/bedroom option provides yet more versatility to the accommodation.

The first floor is home to three further bedrooms, including the opulent principal suite. Amongst the most striking of any space in the house, this extraordinary bedroom enjoys the volume of the fully vaulted ceiling and an entirely glazed gable leading to the private balcony. A dressing area and well appointed en-suite ensure every box is ticked for a luxurious principal bedroom. A further en-suite guest bedroom is complemented by the third large double, well served by the central family bathroom.



The generous plot in which this home sits extends to approximately 0.6 Acres (STS) and provides ample space for many a feature amongst the lovingly landscaped grounds. Well kept lawns are interspersed with mature trees and the sprawling sun terrace is ideally positioned to make the very best of the all day sunshine. Retaining sleeper walls make for staggered raised beds and bring wonderful shape and texture to the surroundings. A noteworthy addition to the plot is the large detached garage with the studio above and clear annexe potential – yet another space in which this home can cater to any number of lifestyle requirements.



First Floor
Approximate Floor Area
1110 sq. ft
(103.12 sq. m)



Garage
Approximate Floor Area
309 sq. ft
(28.67 sq. m)

Ground Floor
Approximate Floor Area
1065 sq. ft
(98.94 sq. m)



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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Cantley

PEACEFUL LIVING BY THE BROADS

Cantley is a picturesque village situated on the banks of the River Yare, in the heart of the Norfolk Broads—one of the UK's most treasured national parks, celebrated for its beautiful waterways, diverse wildlife, and peaceful rural charm. Surrounded by open countryside and serene river views, Cantley offers an idyllic setting for those seeking a quieter pace of life, while still enjoying convenient links to surrounding areas.

The village enjoys excellent transport connections, with its own railway station offering regular services to Norwich, Great Yarmouth, and Lowestoft—making it a popular choice for commuters and those needing easy access to both the city and coast. Norwich city centre is just under 30 minutes away by train or car, providing a wealth of shopping, dining, cultural attractions, and entertainment options.

Cantley itself offers a close-knit community feel with local amenities including a well-regarded primary school, village hall, and the much-loved Reedcutter Inn, a traditional riverside pub known for its warm atmosphere and views over the river.

Outdoor enthusiasts are well catered for, with access to numerous scenic walking and cycling routes, birdwatching spots, and opportunities for boating along the Broads. The surrounding area is dotted with charming villages, historic sites, and nature reserves, offering something for everyone to explore.

Combining rural tranquillity with practicality and connectivity, Cantley is an ideal location for families, retirees, or anyone looking to enjoy the best of Norfolk countryside living.



Note from Sowerbys



Sitting Room

“...enjoy the far reaching countryside views and settle in for a good movie as a family.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 0350-2032-8440-2525-6915

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: ///wiring.wealth.chairing

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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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