



THE STORY OF

42 Brick Kiln Road

Hevingham, Norfolk

SOWERBYS



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42 Brick Kiln Road

Hevingham, Norfolk
NR10 5NL

Stunning Detached Home

Fastidiously Renovated Under Current Ownership

Over 3,000 Sq. Ft of Immaculate Interiors

Open Plan Living Options

Highly Versatile Accommodation

Ground Floor Annexe/Studio Potential

Bedrooms to Ground and First Floor

Breathtaking Gardens

Multiple Sun Terraces

Easy Reach of Norwich and Coast

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Standing proudly on a quiet yet well-connected country lane, this remarkable home offers far more than first meets the eye. Behind the modest façade lies over 3,000 sq. ft. of stunning accommodation, fastidiously renovated under the current ownership to create a home like no other - filled with personality and a fine eye for detail. Open-plan living spaces have been seamlessly blended with traditional reception rooms, with the added potential for an internal annexe, making this a property that combines striking aesthetics with invaluable functionality.

Undoubtedly, the most eye-catching space is the breathtaking open-plan lifestyle room, which showcases a bespoke kitchen, dining area and sitting room - each interacting beautifully. The kitchen features a wealth of contemporary cabinetry and ample workspace for the keenest of home cooks, while the impressive breakfast bar island transforms the entire area into a showstopper - perfect for entertaining or simply coming together as a family at the end of a busy day. Centrally positioned, the dining area acts as a natural anchor point between the kitchen and sitting room, with bifold doors seamlessly integrating the sunny dining terrace with both spaces. At the far end, the sitting area makes superb use of the architecture to create a distinct yet connected zone - a masterstroke in versatile design.

“Our favourite spot is the quiet terrace watching the birds.”

A well-equipped utility room takes care of the practicalities, while a substantial portion of the ground floor provides excellent scope for use as an internal annexe, study or studio. The current study benefits from a generous kitchenette of its own, while the adjoining double bedroom is served by a luxurious en- suite.



Moving here gave us
more space and easy
access to the outdoors.





Upstairs, two further bedrooms await, including the opulent principal suite. Generous in proportion and filled with natural light, it is enhanced by an exquisite en suite finished to the highest of standards. The guest bedroom is equally well appointed and served by a beautifully designed family bathroom.

“Our home is described as beautiful, comfortable and functional.”



Outside, every bit as much care has gone into the gardens as has into the house itself. Multiple sun terraces make the very best of the all-day sunshine and connect harmoniously with different areas of the home.

A formal dining terrace adjoins the kitchen, while a larger terrace near the sitting room provides space for relaxed seating, and a further side terrace has played host to many a successful barbeque.

The manicured lawn is framed by abundant flower beds brimming with colour, and thoughtfully designed external lighting ensures the garden is as captivating by night as it is by day.





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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Hevingham

COUNTRY LIFE, COAST AND CITY
WITHIN EASY REACH

About four miles from the market town of Aylsham, approximately seven miles from Norwich and just under 10 miles from the Broads, Hevingham is a small Norfolk village. A busy village throughout the ages, there's evidence of Roman and Saxon activity, and today, its charming streets are dotted with period homes and historical buildings. There's a primary school and a pub, The Fox Steakhouse, and Hevingham Park is perfect for woodland walks.

For leisure enthusiasts there are plenty of walks and bridal paths nearby and Blickling Hall is located just outside Aylsham with its beautiful elevations and well tended gardens.

The north Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves.

The popular market town of Aylsham holds a market in the square every Monday and Friday and offers a wide selection of amenities including butchers, bakers, hardware store, two supermarkets, dental surgery and doctors surgery. There is also a primary school and secondary school located within the town with a further secondary school in the nearby town of Reepham. The highly regarded Greshams prep, pre-prep and senior school with its outstanding facilities can be found in the popular former market town of Holt.

The city of Norwich is just a short distance away with access to all major rail links and Norwich International Airport.



Note from the Vendor



“We love the location - surrounded by beautiful countryside and trees, yet close to pubs, local amenities, and a cosy coffee shop.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-2695-7180-2495-6541

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: ///clustered.staring.hippy

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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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