

A ceramic rabbit figurine, white with brown speckles, sits on a wooden windowsill. It is positioned between a large lamp with a textured, cylindrical shade and a window with patterned curtains. The window looks out onto a green landscape with trees and a building. The text 'THE STORY OF' is written in small, white, sans-serif capital letters above the main title. The main title 'Capel House' is in a large, white, serif font. Below it, 'Claxton, Norfolk' is written in a smaller, white, italicized serif font.

THE STORY OF

Capel House

Claxton, Norfolk

SOWERBYS



THE STORY OF

Capel House

The Street, Claxton, Norfolk
NR14 7AS

Characterful Period Home with
Sympathetic Extensions

Spacious Kitchen Breakfast Room with
Utility, Cloakroom and Walk-In Larder

Two Inviting Reception Rooms
Including a Wood-Burning Stove

Beautiful Conservatory Enjoying Garden Views

Three Well-Proportioned Bedrooms Including
Walk-In Wardrobe and En-Suite

Striking Vaulted Sitting Room
Offering Flexible Living Space

Fully Self-Contained Annex

Private Terrace for the Annex

Established Rear Garden with Raised Tiled
Deck, Sweeping Lawn and Workshop

Off-Road Parking to the Front with
Additional Outdoor Storage Solutions

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This charming and characterful period home has been thoughtfully extended and beautifully presented to offer a wonderful balance of traditional features and contemporary living. From the moment you arrive, the sense of warmth and individuality is evident, with its inviting interiors and carefully considered layout creating a home that feels both welcoming and versatile.

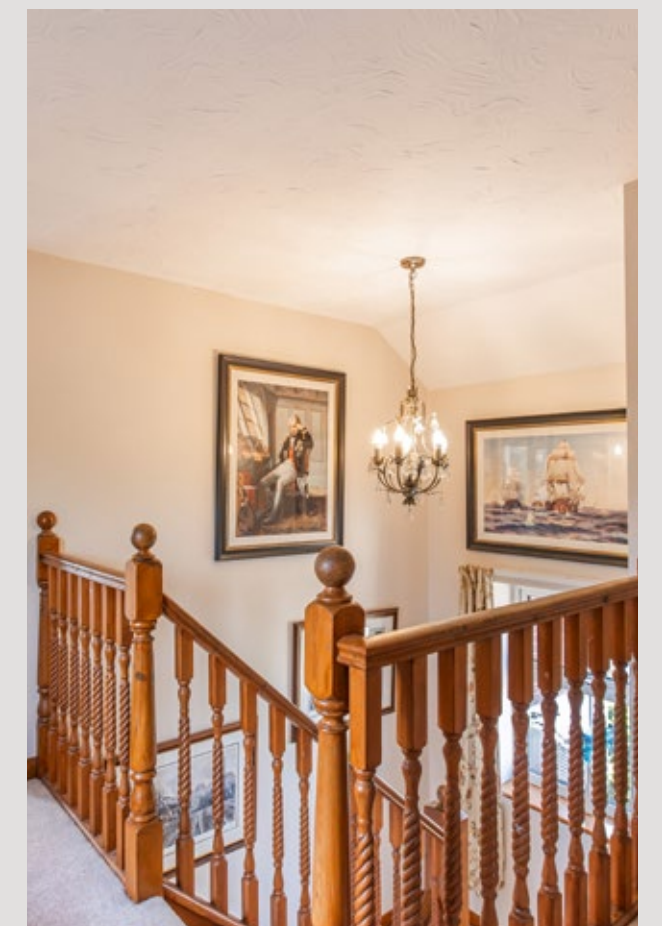
Stepping inside, the ground floor unfolds with a natural flow between living and dining spaces. The sitting room is an especially appealing feature, where a wood-burning stove sits gracefully within an attractive fireplace, creating a cosy and intimate atmosphere perfect for relaxing evenings. Adjacent to this space is a further reception room, offering flexibility to be used as a formal dining room, home office or playroom, depending on individual needs.

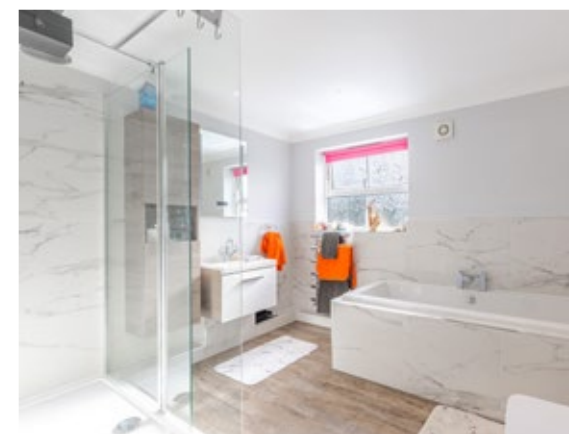
The heart of the home lies within the generous kitchen breakfast room. Designed with both practicality and style in mind, it offers ample workspace and room for informal dining, making it ideal for family life and entertaining. The kitchen is complemented by a useful utility room, a cloakroom and a superb walk-in larder, providing excellent additional storage.

To the rear, the conservatory provides a delightful connection to the garden. This light-filled space allows year-round enjoyment of the outdoors, with peaceful views across the established lawn and raised terrace. Whether used for morning coffee or quiet afternoon reading, it is a space that enhances the home's sense of comfort and charm.



Moving here really changed how we lived, it gave us lots of family space, a great community, and perfect access to the outdoors.





Upstairs, the first floor continues to impress with three well-proportioned bedrooms. The principal bedroom features a walk-in wardrobe and a stylish en-suite shower room, offering a touch of luxury. The additional bedrooms are equally appealing, served by a modern family bathroom. A striking vaulted sitting room completes this level, providing a versatile area that could serve as an additional reception room, studio or relaxation space.

One of the standout aspects of this home is the fully self-contained annex. Thoughtfully designed to provide privacy and independence, it features its own well-equipped kitchen, sitting room, double bedroom and shower room, as well as a private terrace for outdoor enjoyment. This addition makes the property ideal for extended family, guests or as a potential income-generating opportunity.

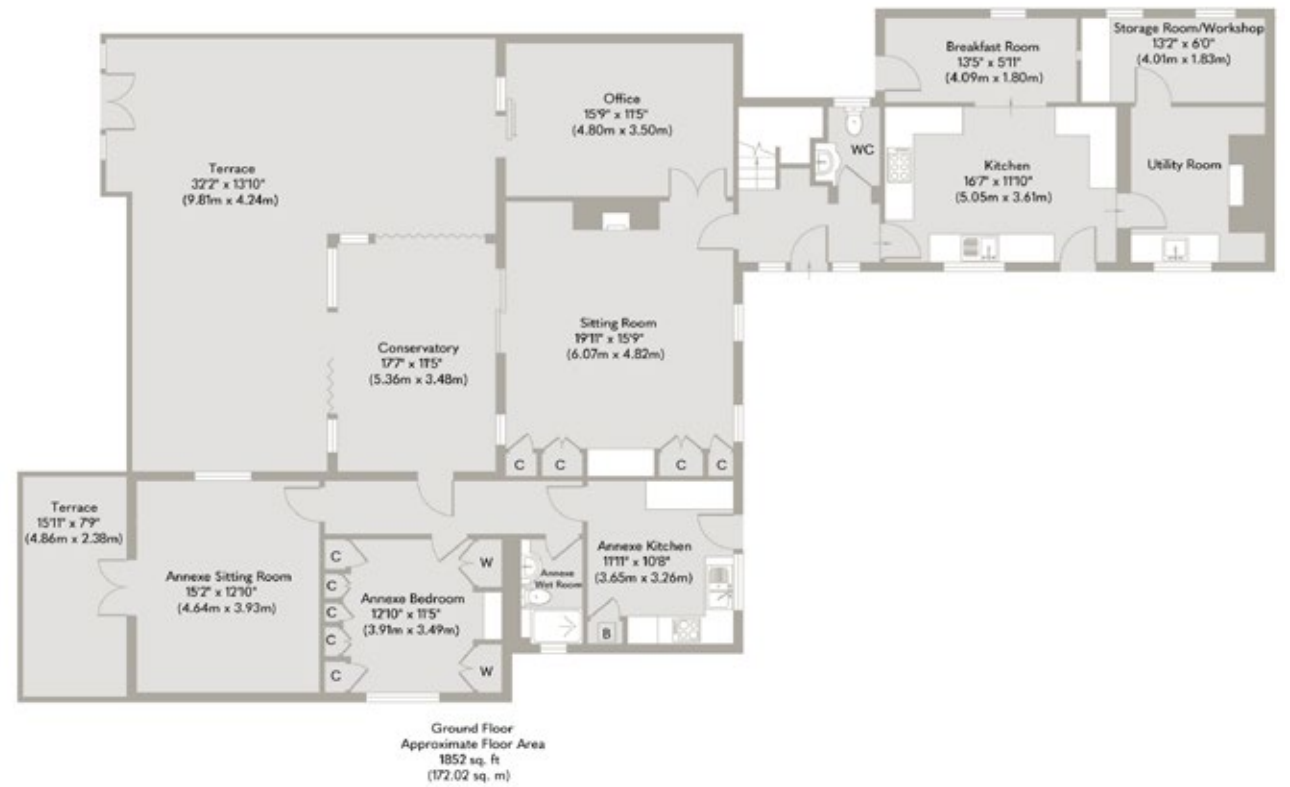
Outside, the property continues to deliver with an established and beautifully maintained garden. A raised tiled terrace provides a wonderful vantage point overlooking the sweeping lawn, offering a perfect setting for entertaining or simply enjoying the peaceful surroundings. There is excellent outdoor storage, including quality sheds and a fantastic workshop that could be ideal for hobbies or those working from home.

To the front, there is convenient off-road parking, ensuring practicality matches the property's charm. Altogether, this is a delightful home that combines period character, modern comfort and versatile living spaces to create something truly special, a property to enjoy and cherish for years to come.



We've enjoyed seven wonderful years here, successfully hosting an Airbnb, with the house and area retaining their enduring charm.





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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Norwich

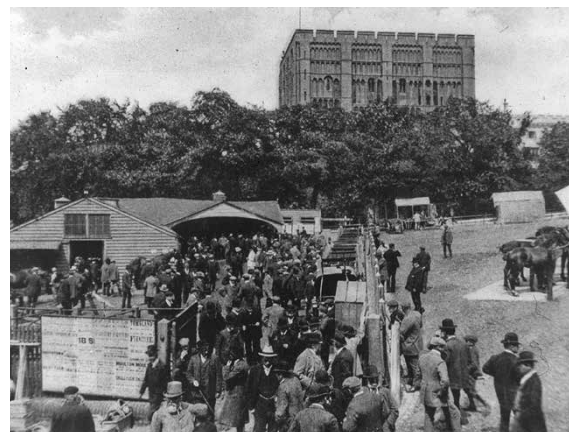
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



“We’ve loved the peace and quiet here, it feels wonderfully calm, yet we’re still so close to Norwich with great walks right on our doorstep.”



SERVICES CONNECTED

Mains water, gas and electricity. Heating via air source heat pump. Solar panels.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. 8318-6421-6540-4253-6992

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: ///payout.original.decimals

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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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