



THE STORY OF

# Willow Cottage

*Carleton Forehoe, Norfolk*

SOWERBYS



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# Willow Cottage

Low Road, Carleton Forehoe, Norfolk  
NR9 4AP

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Superb Five Bedroom Family Home  
Fastidiously Renovated Throughout  
Immaculately Presented Interiors  
Wonderful Mix of Open Plan and  
Traditional Receptions  
Breathtaking Kitchen/Dining Room  
Highly Versatile Accommodation  
Two En-Suite Bedrooms  
Three Further Guest Rooms  
Idyllic Village Location  
Easy Reach of Norwich and Transport Links





Tucked away in a wonderfully private plot amidst idyllic Norfolk countryside, this enchanting family home has been lovingly renovated under the current ownership and offers far more than meets the eye. Spanning over 3,000 sqft, the impeccable accommodation combines enviable interiors with invaluable functionality and practicality to meet the ever-changing demands of a busy modern family life.

The spacious reception hall guarantees a warm welcome home every day and sets the tone for a bright, calm, and inviting property. A perfect blend of open-plan and traditional reception spaces can be found on the ground floor, with the star of the show being the stunning kitchen/dining room. Showcasing a fully bespoke kitchen complete with fine cabinetry and ample workspace for the keenest of home cooks, this space is as functional as it is aesthetically striking. The breakfast bar lends itself perfectly to informal dining or drinks while entertaining, while the dining area comfortably accommodates an eight-seater table. Large sliding doors usher the thriving garden into the home, enhancing the sense of space and light.

A cleverly designed garden room/snug is subtly linked to this open-plan area, while the formal sitting room is entirely separate and invites you to light the fire and settle in for a cosy family movie night.

The ground floor is completed by a study, guest WC, and an exceptional utility room - featuring more elegant cabinetry and thoughtful design - sure to be the envy of many.



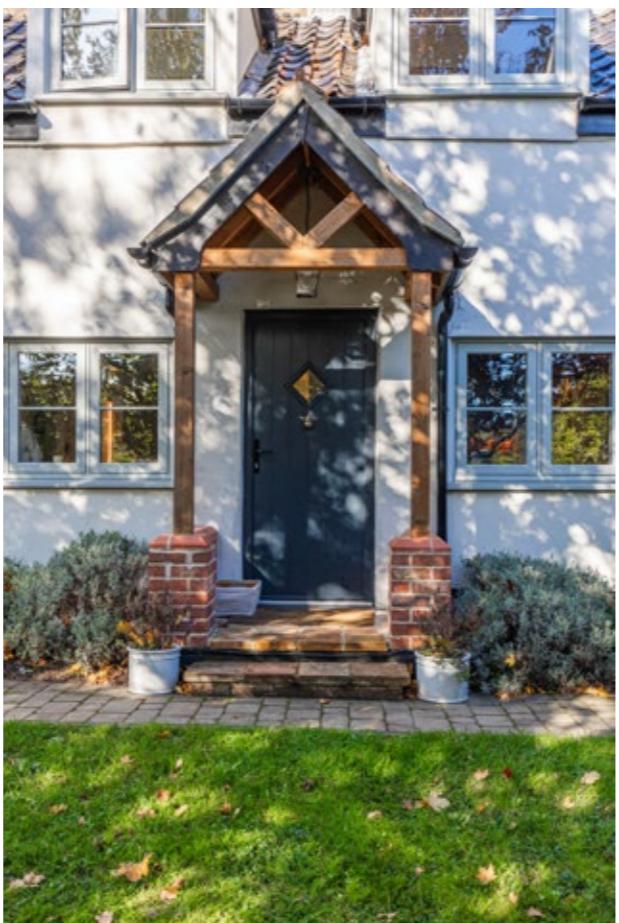
Lovingly renovated,  
beautifully lived in.





Upstairs, the first floor is home to five bedrooms, including two impressive en suite rooms. The principal bedroom boasts a luxurious shower room, a large dressing room, fully vaulted ceilings, and even a Juliet balcony overlooking the wonderful garden plot. The second en suite bedroom features extensive built-in wardrobes in addition to its own elegant shower room, while the three further bedrooms are well served by the central family bathroom.

Naturally, a home of this stature deserves a magical garden to match. The wrap-around plot fully envelopes the home in pristine, carefully curated gardens designed to offer a variety of features. The generous frontage provides ample off-road parking alongside a car port and garage. Thriving, well-stocked flower beds are in abundance, the manicured lawn is interspersed with mature trees, and the raised beds offer a productive spot to while away peaceful hours. The expansive terrace provides a superb sun trap - perfect for long, relaxing evenings with friends and family.





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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# Carleton Forehoe

PEACEFUL, HISTORIC VILLAGE SURROUNDED BY NORFOLK'S COUNTRYSIDE

Tucked away amid the rolling countryside of mid-Norfolk, Carleton Forehoe is a small, peaceful village that embodies the region's rural charm and sense of timelessness. Just a short drive southwest of Norwich, it offers residents the rare balance of pastoral tranquillity and easy access to the city's cultural heartbeat.

The village itself is steeped in history, with roots tracing back to the Domesday Book, and its name deriving from Old English, meaning "the settlement of the free men." Today, Carleton Forehoe remains true to that heritage - an enclave of freedom and calm, surrounded by open fields, winding lanes, and wide Norfolk skies.

At its heart stands the Church of St Mary, a beautiful reminder of the village's medieval past, set against a backdrop of farmland and ancient hedgerows. Walking through Carleton Forehoe evokes a deep sense of place - of connection to Norfolk's landscape and its slower rhythm of life.

Nearby, the larger villages of Hingham and Barnham Broom provide everyday amenities, from cosy pubs and local shops to a golf club and spa. For families, there are good schools within easy reach, while the historic market towns of Wymondham and Dereham offer further conveniences, restaurants, and rail links.

Commuters and countryside enthusiasts alike find Carleton Forehoe particularly appealing. Norwich lies just under 12 miles away, making it an effortless journey for work or leisure, while the surrounding countryside invites long walks, cycling routes, and an appreciation for Norfolk's unspoiled beauty.

Homes in Carleton Forehoe range from charming period cottages to beautifully converted barns and substantial country houses, each making the most of the village's peaceful setting and far-reaching views. It's a place where life feels measured, nature takes centre stage, and the sense of community is as enduring as the landscape itself.



## Note from Sowerbys



"The wrap-around plot fully envelopes the home in pristine, carefully curated gardens designed to offer beauty in every season."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 8435-0820-6509-0622-5226

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: ///shred.fortunes.headings

### AGENTS NOTE

The property is subject to restrictive covenants. Whilst we await for clarification from the owner please call the office to discuss further.

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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