



THE STORY OF

# Richmond House

*Ashill, Norfolk*

SOWERBYS





A large, stylized letter 'S' in a dark green color, serving as a logo for the real estate brand.

THE STORY OF

# Richmond House

5 Granary Fields, Ashill,  
Norfolk, IP25 7BN



Built by the Well-Respected Abel Homes

Four Generously Sized Receptions

Striking Central Staircase Hall

Double-Aspect Light-Filled Rooms

Six Bedrooms

Integral Annexe Potential (STP)

Gated Entrance and Ample Parking

Acre of Landscaped Gardens (STMS)



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“...through the striking reception hall, where a sweeping central staircase leads...”

Richmond House, an exquisite six-bedroom residence constructed in 2003 by the esteemed Norfolk builders, Abel Homes, stands as a testament to unparalleled quality. This home boasts a grand facade, abundant living space, meticulously landscaped gardens spanning an acre (STMS), and the potential for a seamlessly integrated integral annexe. Additional land is also available, further enhancing the allure of this prestigious property.

Enter luxury through the striking reception hall, where a sweeping central staircase leads to a galleried landing, setting a grand tone for the entire estate. Four main reception rooms, a south-facing conservatory, and a high-quality kitchen with space for a breakfast table or centre island further elevate the living

experience. Two downstairs cloakrooms, a utility room, and direct access to the double garage complete the ground floor's offerings.

Ascending the staircase, the first-floor landing provides not only a graceful surround but also convenient storage. The six bedrooms, bathed in natural light from double-aspect windows, include two with en-suites and two additional bathrooms. The principal bedroom stands out with twin walk-in wardrobes, adding to the opulence of this residence.

The potential annexe, with its own ground floor entrance, comprises two bedrooms, a bathroom, and a spacious second landing that could serve as a dedicated sitting area.











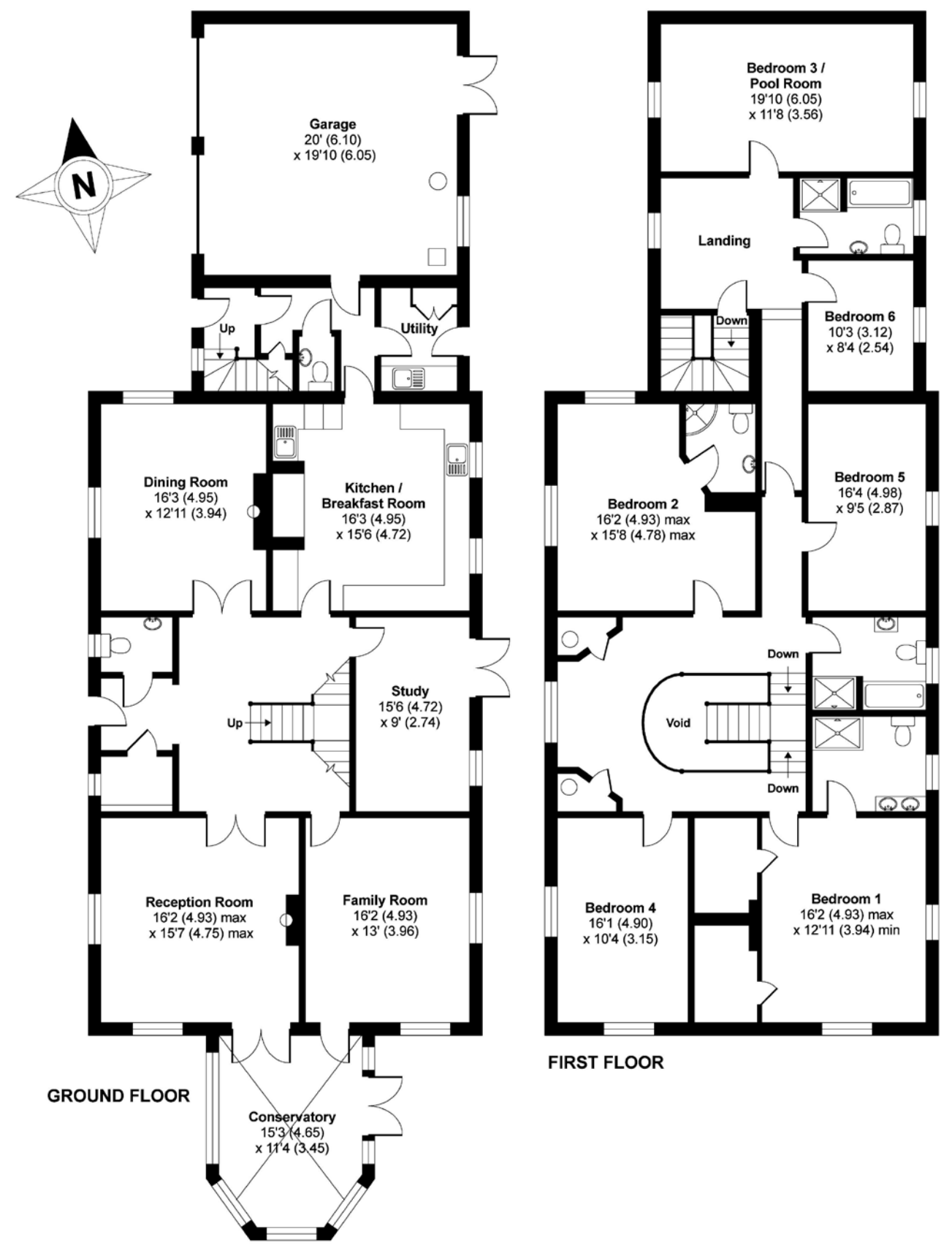


The exterior exudes elegance with a gated entrance, a spacious driveway, beautifully manicured lawns to the front and rear, a double garage, and a gazebo offering a touch of sophistication and privacy.

Regrettably, the current owners bid farewell to this truly beautiful property, leaving behind a home that seamlessly blends spaciousness and sophistication. To fully appreciate the exceptional offerings of Richmond House, we highly recommend scheduling a viewing. A residence of this calibre is a rare find, perfect for those seeking a blend of luxury and practicality.







SOWERBYS — a new home is just the beginning

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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ALL THE REASONS

# Ashill

IS THE PLACE TO CALL HOME



Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

sports activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

In each direction a different taste of Fenland lifestyle calls to be enjoyed. To the west, Hanseatic King's Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of the sought-after north Norfolk curve around the coast. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



Note from Sowerbys



“Richmond House is a grand home with an abundance of space and versatility to suit your families needs.”

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## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via shared treatment plant.

## COUNCIL TAX

Band F.

## 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: ///applauded.migrants.pothole

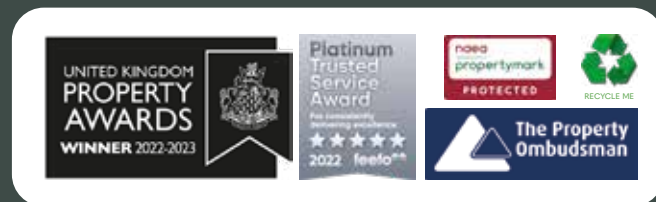
## AGENT'S NOTE

Gazebo and lamp post are not for sale.

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