## THE STORY OF Pipistrelle House Ashill, Norfolk

P D

HAPPI IS NOT H THE BE

BUT M/ THE BE

YOU'VE G

SOWERBYS



THE STORY OF

# Pipistrelle House

Hale Road, Ashill, IP25 7BL

Meticulously Designed Self-Build Home Grand Entrance with Handcrafted Staircase Versatile Reception Rooms Striking Fireplace and Log-Burning Stove Open-Plan Kitchen/Dining Room **Charming Garden Room Views** Walk-Through Pantry and Utility Room Five Spacious Double Bedrooms Private En-Suite, Shared En-Suite and Family Bathroom Garden with Paved Entertaining Area

> SOWERBYS WATTON OFFICE 01953 884522 watton@sowerbys.com





## "A meticulously designed family home..."

Indulge in the epitome of bespoke family living with this meticulously designed self-build residence. A grand entrance hall welcomes you with a handcrafted staircase, setting the tone for the exceptional craftsmanship within.

Two versatile reception rooms on either side of the entrance hallway offer ideal spaces for a home office, snug, or games room, adapting to the diverse needs of a modern family. The ground floor boasts a generously sized sitting room with double doors leading to the garden, and a mantel, housing a log-burning stove. The heart of this home lies in the openplan kitchen/dining room, a true gem which effortlessly connects family members. This central hub extends into a charming garden room, offering delightful views of the meticulously landscaped garden. A well-appointed walk-through pantry from the kitchen provides additional worktop space and storage, seamlessly connecting to a convenient utility room.

striking brick-built fireplace with an oak





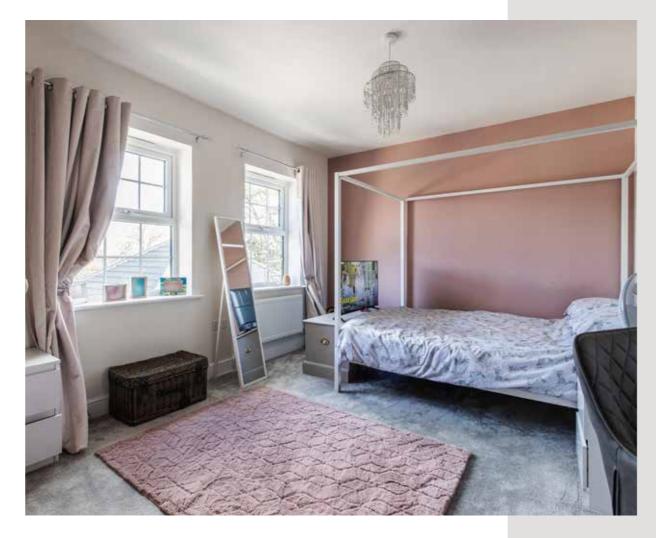




AC64



















utside, a paved entertaining area beckons, perfect for hosting gatherings. The additional parcel of land at the rear adds versatility, offering space for recreational activities, chicken keeping, and even a garden for cultivating fruits and vegetables.

Fronted by parking for several cars and a large double garage, this property harmoniously balances elegance, practicality, and the joys of family life. Indulge in a lifestyle of refinement and comfort – arrange a viewing to experience this exceptional family home first hand.















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. Copyright V360 Ltd 2023 | www.houseviz.com

a new home is just the beginning SOWERBYS



# ALL THE REASONS Ashill





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

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

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.

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



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'.

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.

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

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



Note from Sowerbys



"With parking for several cars and a large double garage, elegance and practicality are harmoniously balanced."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX Band E.

## ENERGY EFFICIENCY RATING

B. Ref- 0060-3855-0459-2602-2431 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: ///clutter.stuff.reverted

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL