



THE STORY OF

# Grove Farmhouse

*Southburgh, Norfolk*

SOWERBYS



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# Grove Farmhouse

Pye Lane, Southburgh, Thetford, Norfolk  
IP25 7TL

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Characterful Three-Bedroom Period  
Farmhouse Boasting 9 Acres of Private Land

Beautifully Appointed Country Kitchen  
with Pantry and Separate Utility

Two Elegant Reception Rooms with  
Abundant Natural Light

Stylish Family Bathroom, Ground Floor  
Shower Room, and Cloakroom

Two Substantial Barns Offering  
Exceptional Scope (STP)

Additional Outbuildings Including  
Summerhouse and External Shower Room

Landscaped Gardens with Mature  
Planting and Countryside Views

Ideal for Homeworking, Creative  
Spaces, or Lifestyle Ventures

Flexible Layout Suited to Multi-  
Generational Living

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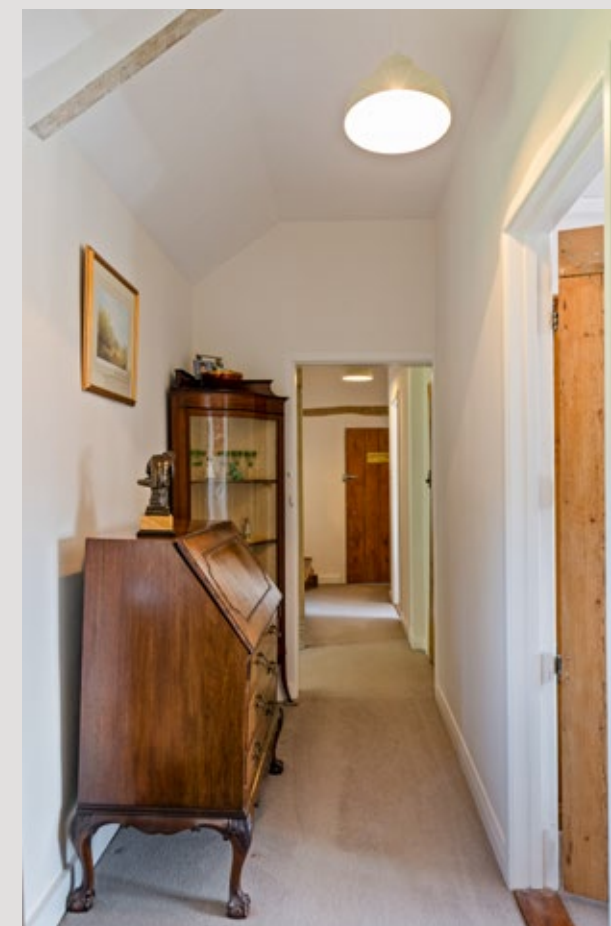
Grove Farmhouse presents a rare opportunity to acquire a character-rich period residence, with approximately nine acres of private land in the peaceful rural village of Southburgh. This handsome three-bedroom farmhouse blends timeless architecture and elegant proportions with versatile outbuildings and expansive grounds, including three securely fenced paddocks and a mature spinney, offering privacy, space, and exceptional flexibility.

The main house exudes warmth and authenticity, with generous living areas that support both relaxed daily life and more formal entertaining. At the heart of the home lies an inviting country kitchen, thoughtfully designed with both practicality and charm. It features an integrated one-and-a-half oven, a warming drawer, induction hob, and an integrated dishwasher, offering modern convenience in a beautifully traditional setting. A walk-in pantry and large adjoining utility room provide additional functionality, making the space ideal for preparing homegrown produce or enjoying a peaceful morning coffee.

Two beautifully presented reception rooms offer distinct spaces for entertaining and unwinding. The sitting room is bathed in soft natural light and provides an air of calm sophistication, while the dining room offers a warm and welcoming setting for family meals or special occasions.

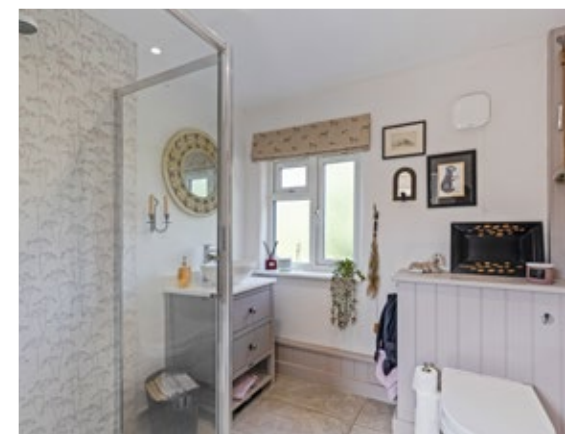
The ground floor cloakroom and shower room enhance day-to-day comfort and practicality.

Upstairs, the principal bedroom is a spacious, restful retreat with lovely views across the grounds. Two further double bedrooms maintain the home's characterful feel, while a well-appointed family bathroom blends modern fittings with traditional style.



Blending classic charm with everyday practicality, a space that works as beautifully as it looks.





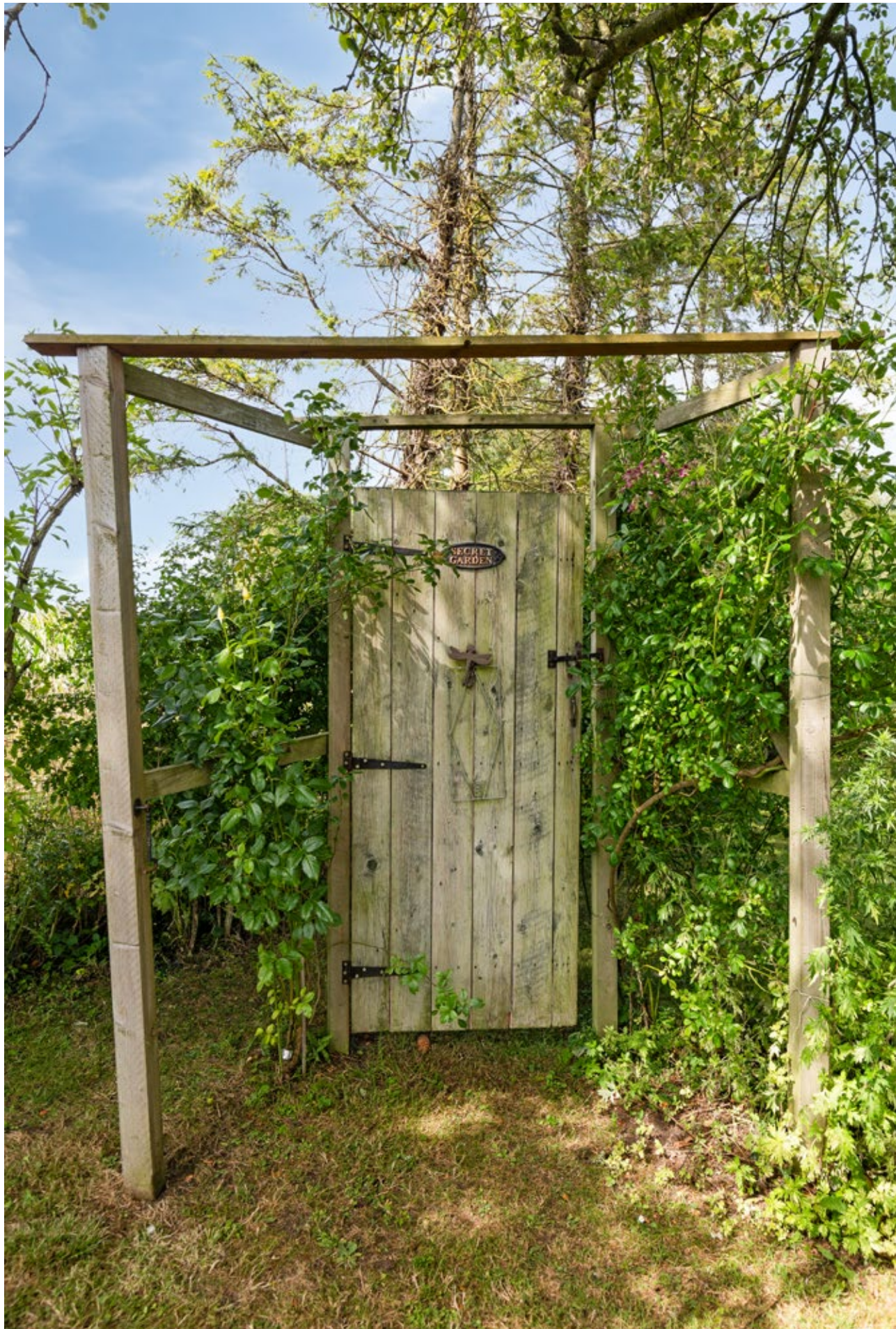
Outside, Grove Farmhouse truly comes into its own. The immediate gardens feature sweeping lawns, mature planting, and thoughtfully positioned seating areas—perfect for outdoor dining, summer entertaining, or simply enjoying the surrounding peace and birdlife.

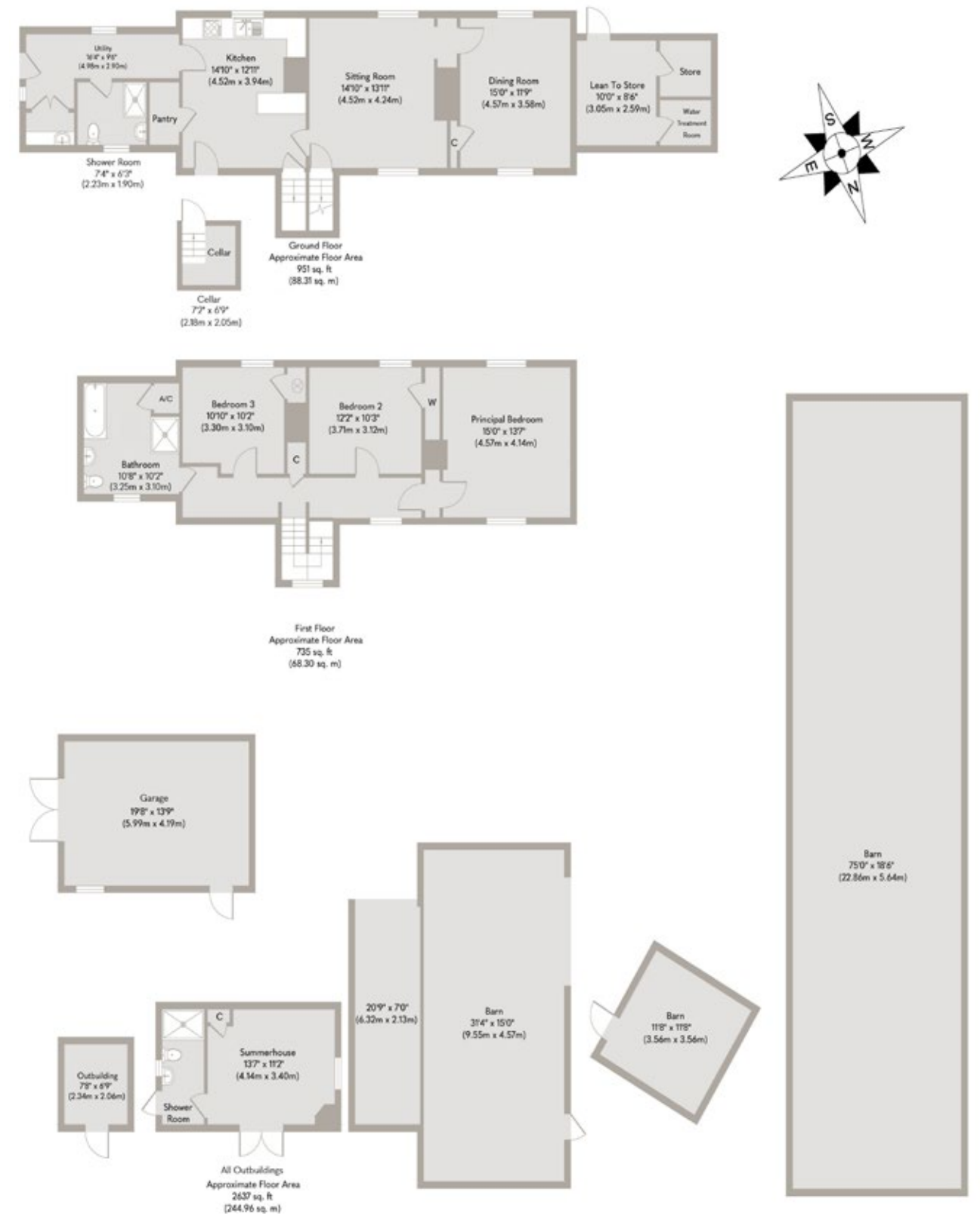
Beyond the formal gardens lie approximately nine acres of land, carefully laid out to maximise both beauty and functionality. Three securely fenced paddocks bordered by mature hedging are ideal for equestrian use, hobby farming, or other rural pursuits. A private spinney adds natural charm, biodiversity, and seasonal colour, creating a secluded wildlife haven and a space for peaceful exploration.

Two substantial barns offer huge potential, perfect for workshops, creative studios, or storage, with the possibility of future conversion (subject to the necessary permissions). Additional outbuildings, a delightful summerhouse, and an external shower room offer even more flexibility for homeworking, artistic projects, or lifestyle ventures.

For those needing city access, Norwich lies within comfortable driving distance and offers excellent rail links, cultural venues, restaurants, and retail. Thetford Forest, perfect for walks, cycling and family days out, is also just a short drive away.

Rich in character and brimming with potential, Grove Farmhouse offers a rare and inspiring blend of period charm, modern comfort, and rural freedom. Whether you're a growing family, a creative professional, or someone seeking space to realise a countryside vision, this exceptional property is ready to welcome its next chapter.





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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# Southburgh

SERENITY, HISTORY, COMMUNITY,  
AND COUNTRYSIDE ADVENTURES

The Breckland village of Southburgh is located 15 miles south west of the city of Norwich and is close to the villages of Reymerston, Hingham and Shipdham. Southburgh church, St Andrew, has a distinctive tower and spire that stands proud above the trees and is a welcoming church, open for worship. It should be noted that there are superb off-road horse riding facilities in the area.

Norwich, located 15 miles from Southburgh, is an ancient city steeped in a millennium of history. It 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.

The nearby village of Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.



*Note from Sowerbys*



“An extraordinary ensemble of barns and outbuildings, steeped in heritage and ready to be reimagined.”



## SERVICES CONNECTED

Mains electricity. Water via borehole. Drainage via treatment plant. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 2686-1984-1117-8549-3713

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: ///gender.showering.guitar

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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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