



THE STORY OF

The Shrubbery

East Harling, Norfolk

SOWERBYS



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The Shrubbery

East Harling, Norfolk
NR16

Beautifully Updated Home

Bright, Inviting Reception Rooms

Stylish Kitchen Designed as
the Heart of the Home

Stunning Two-Bedroom Self-Contained
Annexe with Private Entrance

Ideal for Multi-Generational
Living or Potential Income

Elegant Bedrooms with Space
to Relax and Unwind

Mature Private Garden

Village-Centre Location with Shops,
Pubs, and Walks Nearby

Walking Distance to Countryside
and Local Amenities

A Home Offering Flexibility, Comfort,
and a Truly Envable Lifestyle

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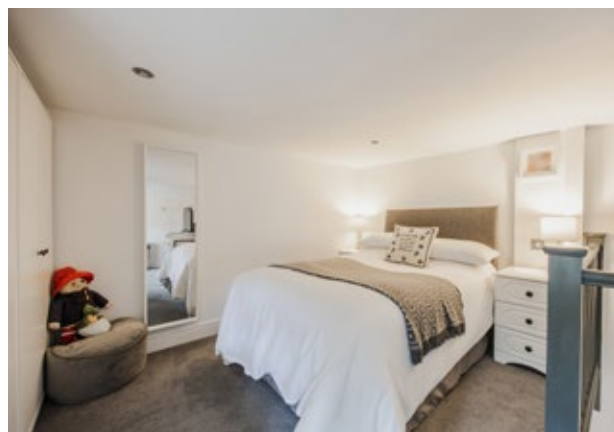
Perfectly positioned in the picturesque heart of East Harling, The Shrubbery has been transformed into an exceptional residence. This elegant home has been thoughtfully updated, blending period charm with sophisticated modern design to create a space that feels both timeless and luxurious.

Every room has been carefully considered - from the light-filled reception spaces to the beautifully appointed kitchen, this is a home equally suited to entertaining and quiet moments of retreat. High-quality finishes, seamless flow, and meticulous attention to detail make the property as practical as it is beautiful.

Outside, the property is complemented by a private, mature garden - a peaceful sanctuary for al fresco dining, entertaining, or simply enjoying the changing seasons.

“We’ve loved the character and charm of this older home, along with the added benefit of extra space. The garden is especially beautiful in the summer, and we’ve really appreciated the close proximity to local amenities.”

With its enviable village location - just moments from local amenities, welcoming pubs, and idyllic countryside walks - The Shrubbery offers a rare opportunity to enjoy modern comfort, character charm, and an aspirational lifestyle.

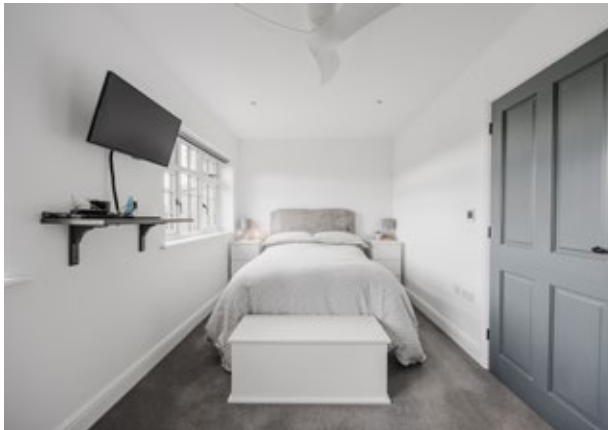


Moving here gave us more space, a local community and access to the countryside.





The jewel in the crown is the superb two-bedroom self-contained annexe, complete with its own entrance, kitchen, and bathrooms. Ideal for extended family, visiting guests, or as a high-end holiday let, it offers remarkable flexibility and added value.



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.

East Harling

A CHARMING NORFOLK
SPOT

East Harling, a picturesque village nestled in the heart of Norfolk's Breckland, offers a serene countryside escape with a strong sense of community. Known for its historic charm and natural beauty, East Harling is a sought-after location for those looking to immerse themselves in rural tranquillity.

The village is well-equipped with essential amenities, including a primary school, village hall, local shops, and traditional pubs such as The George and Dragon, where residents gather for a friendly atmosphere and hearty meals. For healthcare needs, East Harling has a GP surgery and a pharmacy, ensuring convenient access to medical services.

Surrounded by scenic landscapes, East Harling is ideal for outdoor enthusiasts. The nearby Breckland Forest offers expansive woodland walks and cycling trails, perfect for exploring nature and enjoying peaceful picnics. Thetford Forest, a short drive away, provides additional opportunities for outdoor activities, including horse riding and birdwatching.

History enthusiasts can visit the historic East Harling Parish Church, renowned for its medieval architecture and intricate stained glass windows. The village also hosts annual events like the East Harling Summer Carnival, a celebration of local arts, crafts, and community spirit.

For those interested in property, East Harling offers a variety of housing options, from quaint cottages to spacious family homes, many with views of the surrounding countryside. Whether you're looking to settle down or seeking a weekend retreat, East Harling provides a peaceful retreat within easy reach of Norwich and Cambridge via nearby road and rail connections.



Note from the Vendor



“We would describe our home as unique, spacious and peaceful.”

Uninterrupted Countryside Views



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 7212-3532-5030-1583-1296

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: ///exchanges.scenes.blemishes

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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