



Elderflower House

STOW BEDON

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Elderflower House

Mere Farm, Stow Bedon,
Norfolk, NR17 1ET

Exceptional Barn-Style Home with
Generous, Opulent Living Space

Large Plot with South Facing
Garden and Open Field Views

Open-Plan Kitchen/Dining/
Family Room Across the Rear

A Further Three Reception Rooms

Luxurious Specification and Finish Throughout

Principal Bedroom Suite with Cavernous
Dressing Room, En-Suite and Balcony

One Further En-Suite Bedroom, Plus Two
Double Bedrooms and a Bathroom

Air Source Heating and Solar
PV's with Battery Storage

Built By Well-Known Local Luxury Home Builder

A Rated Energy Efficiency (Predicted)

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The final home within an exclusive collection of five stunning properties, this exceptional new home offers a rare blend of rural tranquillity, quality and considered luxury.

Set on a plot of just over half an acre (STMS), this exceptional new build enjoys open views from the south facing garden across the Norfolk countryside and has been finished to a specification designed for modern living - without compromise.

Elderflower House offers an expansive well-proportioned interior with a focus on luxury, space, light and finish.

The centrepiece is the kitchen/dining/family room - an elegant, open-plan layout featuring two sets of bi-fold doors, which frame views over the garden and surrounding fields. The adjoining utility boot room ensures practicality is integrated seamlessly into the design, while bespoke finishes such as quartz worktops combined with high end appliances elevate the everyday experience.

For those working from home or seeking separation between family and professional life, additional reception rooms - including a formal sitting room, a snug, plus a separate study - offer the flexibility you will be expecting from such a home.

Upstairs, the principal suite is a private retreat with a generous dressing room and a beautifully appointed en-suite bathroom and balcony.

A second en-suite bedroom provides ideal guest accommodation, while two further double bedrooms are served by a large family bathroom, finished with high-specification fittings throughout.

Externally, the home sits behind a wide shingle driveway, offering ample parking, and leads to a detached double garage with electric doors. The rear garden is a key feature of the plot - laid to lawn, south facing and designed to accommodate outdoor living with ease and privacy.

With an EPC rating of A predicted, air source heat pump, underfloor heating, and photovoltaic solar panels with battery storage, this is a home designed for long-term sustainability as much as comfort.





Ground Floor



First Floor



Garage



GROUND FLOOR: Kitchen/Dining/Family Room 32'3" X 18'9" (9.83M X 5.72M) |
Sitting Room 17'7" x 13'1" (5.36m x 3.99m) | Snug 13'0" x 11'8" (3.96m x 3.56m) |
Office 13'1" x 8'9" (3.99m x 2.67m)

FIRST FLOOR: Bedroom One 18'8" x 15'10" (5.69m x 4.83m) |
Dressing Room 13'2" x 12'11" (4.01m x 3.94m) | Bedroom Two 13'0" x 11'8" (3.96m x 3.56m) |
Bedroom Three 13'1" x 11'8" (3.99m x 3.56m) | Bedroom Four 13'1" x 11'7" (3.99m x 3.53m)

Stow Bedon

Stow Bedon is a delightful rural village in the heart of Norfolk, offering a peaceful setting surrounded by unspoilt countryside. Just a few miles from the market town of Attleborough, the village enjoys a secluded atmosphere while remaining well connected to nearby towns and amenities.

Rich in history, Stow Bedon is home to the ruins of St Botolph's Church, a reminder of its medieval past. Nature lovers will appreciate the nearby Wayland Wood, an ancient site linked to the "Babes in the Wood" legend, which offers beautiful walking trails and diverse wildlife. Thetford Forest, one of England's largest lowland forests, is also within easy reach, providing extensive cycling and walking routes, as well as adventure activities at High Lodge. Thompson Water, a picturesque nature reserve, is another great spot for birdwatching and peaceful walks.

Despite its rural charm, Stow Bedon is well connected via the A11, with Norwich just 20 miles away. The historic city offers a wealth of cultural attractions, including its cathedral, medieval castle, independent shops, and lively dining scene. The nearby town of Wymondham, with its stunning abbey and traditional market, adds to the area's appeal.

Stow Bedon offers a rare blend of countryside seclusion and accessibility, making it an ideal location for those seeking a peaceful lifestyle while still being well connected to the wider region. Whether exploring historic landmarks, enjoying outdoor adventures, or simply soaking in the beauty of the Norfolk landscape, this delightful village provides a wonderful place to call home.



The Developer

Dunning Timber Frames Ltd is a Norfolk-based developer with a focus on crafting high-quality, energy-efficient homes using sustainable building methods. With decades of experience in timber frame construction, their homes combine modern performance with thoughtful design, delivering properties that are built to last and finished to a high standard.

Known for their attention to detail and hands-on approach, Dunning Timber Frames Ltd create homes that reflect both craftsmanship and practicality, with a strong commitment to local tradespeople and responsible construction.



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump.
Photovoltaic Panels with battery storage. Sewage via an independent treatment plant.
Broadband and phone connections.

PROPERTY CONSULTANT CERTIFICATE

6 Year Property Consultant Certificate with O A Chapman and Son.

ENERGY EFFICIENCY RATING

Predicted rating A.

TENURE

Freehold.

LOCATION

What3words: ///monument.gracing.perfect

AGENT'S NOTE

Please note that some internal images have been virtually staged to show how the house could look once furnished.

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.

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