



THE STORY OF

High Trees

North Elmham, Norfolk

SOWERBYS



THE STORY OF

High Trees

Great Heath Road, North Elmham,
Norfolk, NR20 5EY

Extended Family Home

Well-Situated Within its Plot

Modernised Kitchen/Breakfast Room

Four Reception Rooms

Study

Principal Bedroom with Stylish En-Suite

Updated Family Bathroom

Three Further Bedrooms

Detached Double Garage

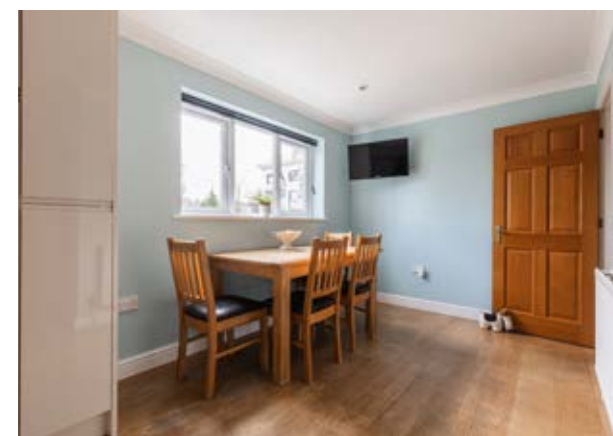
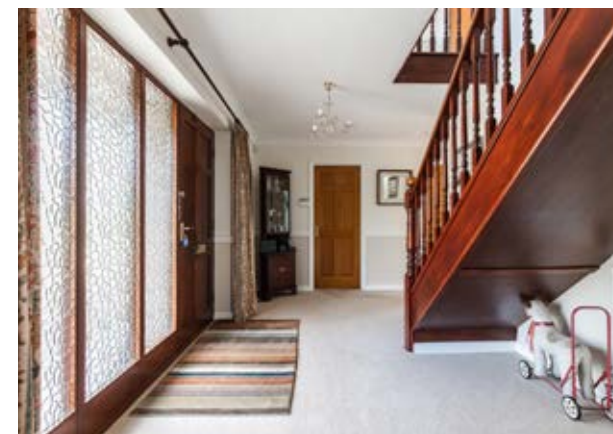
No Onward Chain

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Situated on the outskirts of the mid Norfolk village of North Elmham, the property is quietly located on a generous plot where trees were planted long before the house was built, giving the site great maturity.

High Trees has been home to our vendors for some thirty-six years, providing a base for the family to enjoy the open space both within the grounds and the surrounding countryside, where dog walking has been part of daily life. Being approximately 14 miles from the Georgian market town of Holt enabled our vendors to carry out daily school journeys. It's worthy of note, the award winning Brisley Bell public house is just a short five minute drive away.

The property provided the family more space than they had previously enjoyed, in a peaceful environment within a small and friendly community, very much on the outer fringes of this popular village.

Over time, the house has been extended to include a conservatory - a particularly favoured spot to enjoy the view of the garden and birdlife. The sitting room and the snug open into the conservatory, which is a delight in the summer time, and the sitting room has been made cosy in cooler temperatures with the addition of a wood-burning stove.

The kitchen has been reconfigured and modernised into a space where socialising around the island is another favoured activity.

The dining room extension was designed for entertaining and has been the setting for many gatherings of family and friends over the years, all enjoying the warmth of 'High Trees' hospitality.





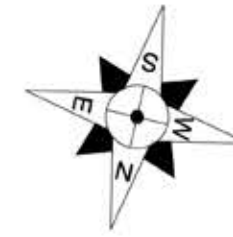


The gardens are a particular feature of the property. Entering via the gated drive the ‘monkey puzzle’ tree stands majestically along side other trees and a blanket of daffodils in the spring time. There is a vegetable patch, fruit trees, mature flower beds and borders, and substantial lawned areas, complemented by a porcelain tiled patio, ensuring the party theme continues outside.

So many memories have been created in this calm, happy and fun filled home, as we seek to find a new custodian to create their own memories in the ongoing story of High Trees.







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

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North Elmham

A HISTORIC VILLAGE WITH MODERN CONVENIENCE

North Elmham is a delightful and historically rich village in central Norfolk, offering a perfect mix of rural charm, community spirit, and convenient access to nearby towns and cities. Steeped in history, the village was once the site of the Anglo-Saxon cathedral for East Anglia, and today, the fascinating ruins of North Elmham Chapel, managed by English Heritage, stand as a reminder of its past.

The village enjoys a thriving community with excellent local amenities, including a well-stocked village shop, a post office, a doctor's surgery, and a highly regarded primary school. The popular King's Head pub offers a welcoming atmosphere with hearty meals, while a local tearoom provides a cosy spot for coffee and cake. For those who enjoy the outdoors, North Elmham is surrounded by beautiful countryside, with scenic walking trails along the River Wensum and access to the renowned Norfolk countryside.

Despite its peaceful setting, North Elmham is well-connected, with the nearby market town of Dereham just a 10-minute drive away, offering a wider range of shops, supermarkets, and leisure facilities. Fakenham, known for its racecourse and bustling markets, is also within easy reach. For those commuting or seeking cultural attractions, the historic city of Norwich is around 40 minutes away, providing excellent shopping, dining, and transport links, including direct trains to London.

With its rich history, welcoming community, and idyllic surroundings, North Elmham offers a wonderful balance of village life with convenient access to the wider region, making it a highly desirable place to call home.



Note from Sowerbys



High Trees

“...the ‘monkey puzzle’ tree stands majestically along side other trees and a blanket of daffodils in the spring time.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

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: ///enhances.opened.vaccines

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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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