



THE STORY OF

Yew Tree House

Hempstead, Norfolk

SOWERBYS



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Yew Tree House

The Street, Hempstead, Norfolk
NR25 6TL

Individually Designed

Beautiful Brick and Flint Exterior

Spacious and Versatile Layout

Striking Vaulted Dining/Garden Room

Spacious Kitchen

Flexible Ground-Floor Rooms

Luxurious Bedroom Accommodation

Stunning West-Facing Landscaped Garden

Idyllic Village Location

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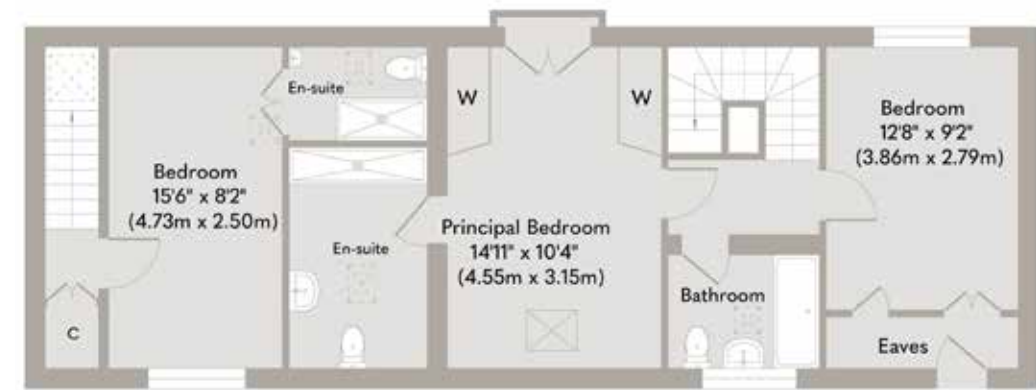
Tucked away in the heart of the picturesque village of Hempstead, this unique and beautifully presented three/four bedroom detached home sits on a landscaped plot of approximately one-third of an acre (STMS). Behind its characterful brick and flint exterior lies a stylish, contemporary interior finished to a high standard, offering versatile accommodation across two floors.

Originally built in 1986 and significantly extended since, this home features a welcoming hallway, a bright dual-aspect lounge with fireplace and garden views. Also, a flexible third reception room that could serve as a ground floor bedroom or as it is, as a studio. The well-appointed kitchen includes granite worktops, a French Godin range cooker and flows into the striking vaulted dining room with floor to ceiling bi-fold doors opening to the garden terrace. A study/craft room, utility/boot room and guest cloakroom complete the ground floor.

Two staircases lead upstairs to three spacious double bedrooms, with one bedroom and en-suite offering a real sense of extended privacy. All offer peaceful views, with principal bedroom making the most of these with a Juliet balcony, along with built in wardrobes and a sleek en-suite. A final bedroom has use of a modern family bathroom, completing this floor.

The west-facing rear garden is a stand-out feature, with elevated sun terraces, mature lawns, ornamental borders and specimen trees. The front courtyard is enclosed by traditional flint walls, with private parking for two vehicles and extra storage areas.





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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Heampstead

A PEACEFUL RETREAT NEAR THE HEART OF HOLT

Hempstead is a charming village set amid rolling countryside, just over two miles from Holt. It's an ideal base for exploring the North Norfolk coast, with a welcoming community, historic church, and access to nearby pubs and cultural events.

Holt itself is known for its strong sense of community and independent spirit, championed through the 'Love Holt' initiative. Its town centre is alive with boutique shops, artisan cafés, and traditional businesses, from a butcher and fishmonger to the landmark Bakers and Larners department store, family-run since 1770.

Residents of Hempstead enjoy easy access to Holt's cultural calendar, including the annual Holt Festival and the nostalgic 1940s Weekend, which also features the heritage Poppy Line railway to Sheringham. For nature lovers, nearby Holt Country Park and Spout Hills offer woodland walks and peaceful green spaces.

Architecturally, Holt showcases Georgian charm alongside elegant 1930s homes and well-designed contemporary properties, all sitting comfortably within the town's leafy landscape. Gresham's School, renowned for its educational excellence and historic significance, adds to Holt's cultural richness.

Life in Hempstead offers the best of both worlds: a quiet countryside setting with the warmth and vibrancy of Holt just minutes away. Whether you're enjoying a coffee at Byfords, browsing Norfolk-made fragrances at Norfolk Natural Living, or setting off for a coastal adventure, you're never far from something special.

For those seeking a slower pace of life with culture and convenience close at hand, Hempstead village is a true hidden gem.



Note from Sowerbys



“The west-facing rear garden is a stand-out feature, with elevated sun terraces, mature lawns, ornamental borders, and more.”



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank. Oil-fired central heating and LPG gas to cooker.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9768-3939-6299-9776-5930

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: ///dove.remaining.things

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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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