



THE STORY OF

Brick Kiln Farm

Swanton Novers, Norfolk

SOWERBYS



THE STORY OF

Brick Kiln Farm

St. Giles Road, Swanton Novers, Melton Constable,
Norfolk, NR24 2RB

Charming Period Entrance Hall with
Pamment Floor and Welcoming Staircase

Flexible Reception Rooms

Spacious Kitchen/Breakfast Room
with Granite Worktops and Island

Bright Conservatory with Underfloor Heating
Opening Onto a South-Facing Terrace

Triple-Aspect Drawing Room with Farmland
Views and Wood-Burning Stove

Principal Suite with Panoramic
Countryside Views and En-Suite

First Floor Sitting Room with Vaulted Ceiling
and Ideal Retreat or for Conversion to Bedrooms

Beautifully Landscaped Gardens

Practical Living Spaces with Utility, Boot
Room, and Ground Floor Shower/WC

Private Driveway with Integral
Garage and Ample Parking

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





An elegant country retreat, blending timeless character with contemporary comfort.

From the moment you arrive at Brick Kiln Farm, a sense of warmth and welcome embraces you. The half-glazed front door opens into a charming entrance hall, where traditional pamment tiles and a graceful staircase set the tone for the home's blend of period charm and modern living.

On either side, two generous reception rooms offer remarkable versatility. To the left, a room currently enjoyed as a dining space leads seamlessly into the kitchen, making it equally well suited as a family snug or playroom. Fitted bookshelves add character and practicality. To the right, a light-filled study offers an ideal space for working from home or quiet retreat.

At the heart of the house lies the spacious kitchen and breakfast room, the true hub of family life. Thoughtfully designed with solid wood cabinetry, granite worktops and a central island, it offers both style and functionality. An integrated electric double range cooker stands ready for culinary creativity, while space is provided for all modern conveniences. The room easily accommodates a large dining table, making it a perfect setting for everyday meals or relaxed entertaining.

From here, double doors open into a sun-drenched garden room, complete with underfloor heating and french doors leading onto a south-facing terrace. This impressive room also connects to the magnificent drawing room, a striking addition to the home with triple-aspect windows framing sweeping views of open farmland. Here, a handsome wood-burning stove creates a dramatic focal point, perfect for winter evenings.

Practicality is thoughtfully woven throughout. A secondary entrance hall, boot room and utility space provide ample storage and functionality, incorporating a downstairs shower room and WC for added convenience.

Upstairs, the galleried landing is bathed in natural light from a large south-facing window. Two front-facing double bedrooms retain original cast-iron fireplaces, their charm enhanced by views over the gardens. A vaulted first floor sitting room with exposed beams provides a peaceful retreat or could easily be reimagined as additional bedrooms if desired.



The principal suite is an oasis of calm. Positioned within the extended wing, it offers panoramic countryside views from every angle. The luxurious en-suite is fitted with a double vanity, heated towel rail and sleek contemporary fittings. Further accommodation includes a stylish family bathroom with freestanding bath and separate shower, and two more beautifully proportioned bedrooms, one enjoying views across rolling fields.



Outside, Brick Kiln Farm delights with its grounds. A sweeping gravel driveway leads to ample parking and an integral garage. The principal south-facing garden is framed by a red-brick wall, with sweeping lawns, spring bulbs and a graceful weeping willow at its heart. A paved terrace invites summer entertaining, while to the north, an additional garden backs onto open fields, bordered by rose hedging.



Practical touches such as a garden storage shed and a recently installed oil tank ensure ease of maintenance.

Nestled in a tranquil rural setting yet within easy reach of Norfolk's celebrated countryside and coast, Brick Kiln Farm offers the perfect balance of privacy, community and timeless style.

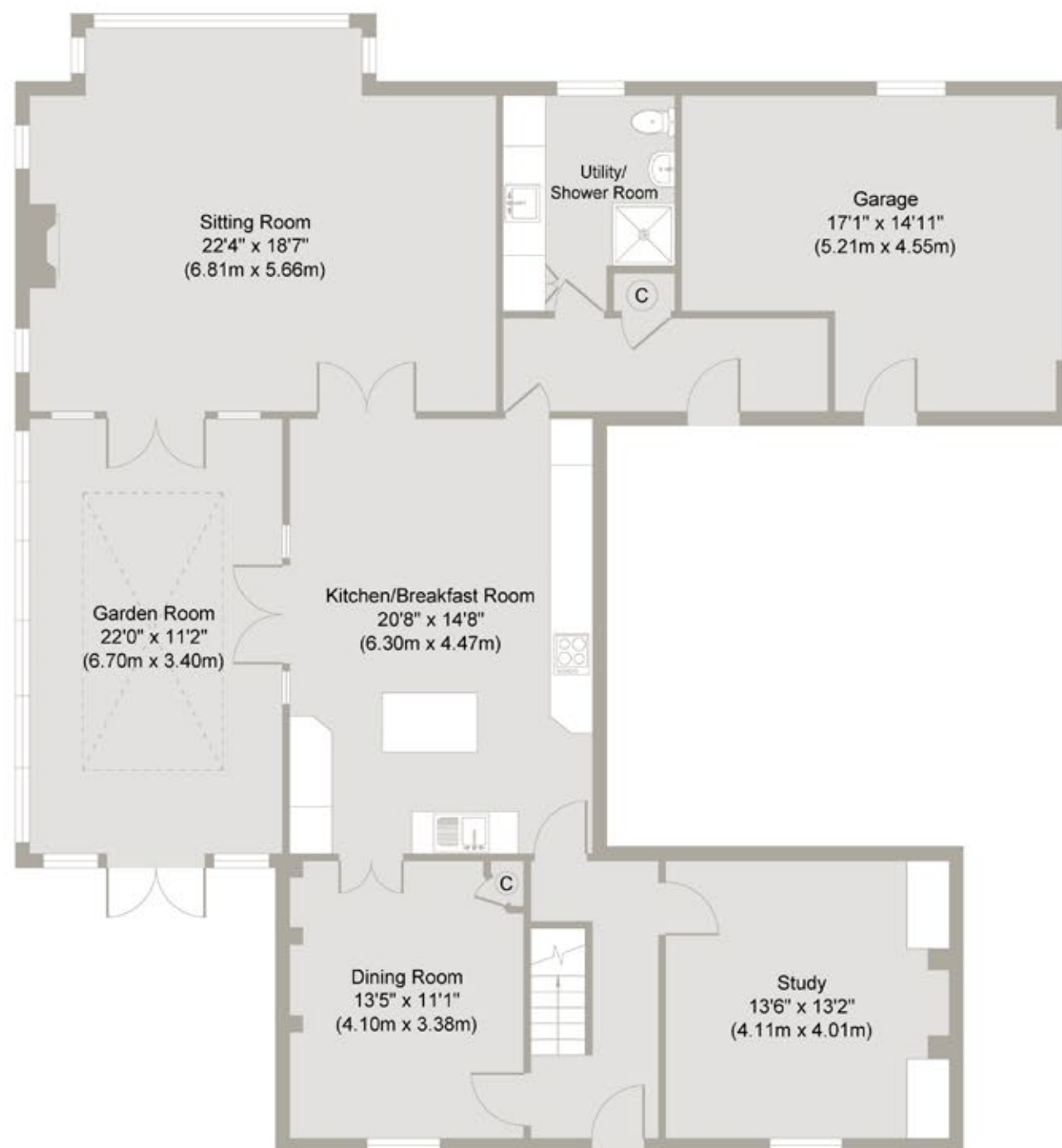
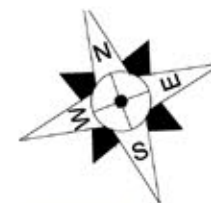




Brick Kiln Farm delights
with its grounds, from
sweeping lawns to a
graceful weeping willow.







Ground Floor
Approximate Floor Area
1743 sq. ft
(161.92 sq. m)



First Floor
Approximate Floor Area
1485 sq. ft
(137.97 sq. m)

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.
Copyright V360 Ltd 2025 | www.houseviz.com

Swanton Novers

PICTURESQUE VILLAGE LIFE
NEAR HOLT

An enviable location in North Norfolk, Swanton Novers is a picturesque and attractive small village in a secluded area, just to the west of Melton Constable and about six miles south of the Georgian market town of Holt.

There's a village hall, a church, holiday accommodation for beautiful retreats and the village is also surrounded by meadows and woodlands.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

The cathedral city of Norwich is just 24 miles distant from Swanton Novers. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from Sowerbys



Nearby Weybourne, 10.4 Miles Away

“Nestled in a tranquil rural setting yet within easy reach of Norfolk's celebrated countryside and coast.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and private drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2703-4440-2405-8955

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: ///query.cabs.dare

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

