



# THE STORY OF

# Finsbury House

*Tibenham, Norfolk*

# SOWERBYS



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# Finsbury House

Tibenham, Norfolk  
NR16 1PG

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Breathtaking Conversion of a  
Norfolk Farm Building

Inspired Application of Modern Architecture

Four Double Bedrooms, All with En-Suite

Over 3,000 Sq. Ft of Breathtaking  
Accommodation

Exacting Specification Throughout  
Stunning Bespoke Kitchen

Large Sitting Room Showcasing  
a Handmade Media Wall

Reams of Natural Light Throughout

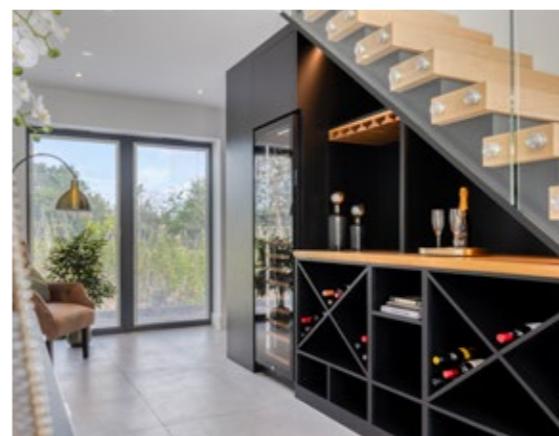
Detached Double Garage

Separate 0.25 Acre Paddock (STMS)

Smart Home System Installed to give  
versatile control of Lighting, Heating,  
Audio, Access, and Security

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Tucked amongst an exclusive cluster of three impressive homes amidst idyllic rolling countryside, Finsbury House embodies the very best of inspired modern architecture, breathing new life into a historic Norfolk farm building. Having undergone a masterful schedule of rebuilding, the breathtaking home now offers over 3,000 sq. ft. of stunning accommodation, incorporating a smart home system, creating a home full of lifestyle technology. In short, it's an intelligent, contemporary property, finished to the most exacting of standards.

Approached via a long drive running alongside the 0.25 acre (STMS) paddock, Finsbury House enjoys a quiet position at the corner of its plot, overlooking the open fields beyond. Upon entering, one is immediately greeted by a world of bold architecture, clean lines, and floods of natural light.

The hallway is noteworthy as a reception in its own right; the galleried landing brings double-height drama to the entrance, while ample space for a pleasant seating area to the rear sits alongside the bespoke bar built under the stairs – a real work of art.

To one side of the reception hall is the kitchen/dining room, showcasing an exceptional bespoke German kitchen designed not only for stunning aesthetics but also with seamless ergonomics in mind for the keenest of home cooks. A full complement of Siemens and Neff appliances ensures seamless hosting and functional family life. Being open plan makes this a fantastically sociable space for any occasion; the breakfast bar provides sociable seating for informal dining and drinks, while the dining area offers ample space for a grand dining table overlooking the front gardens.

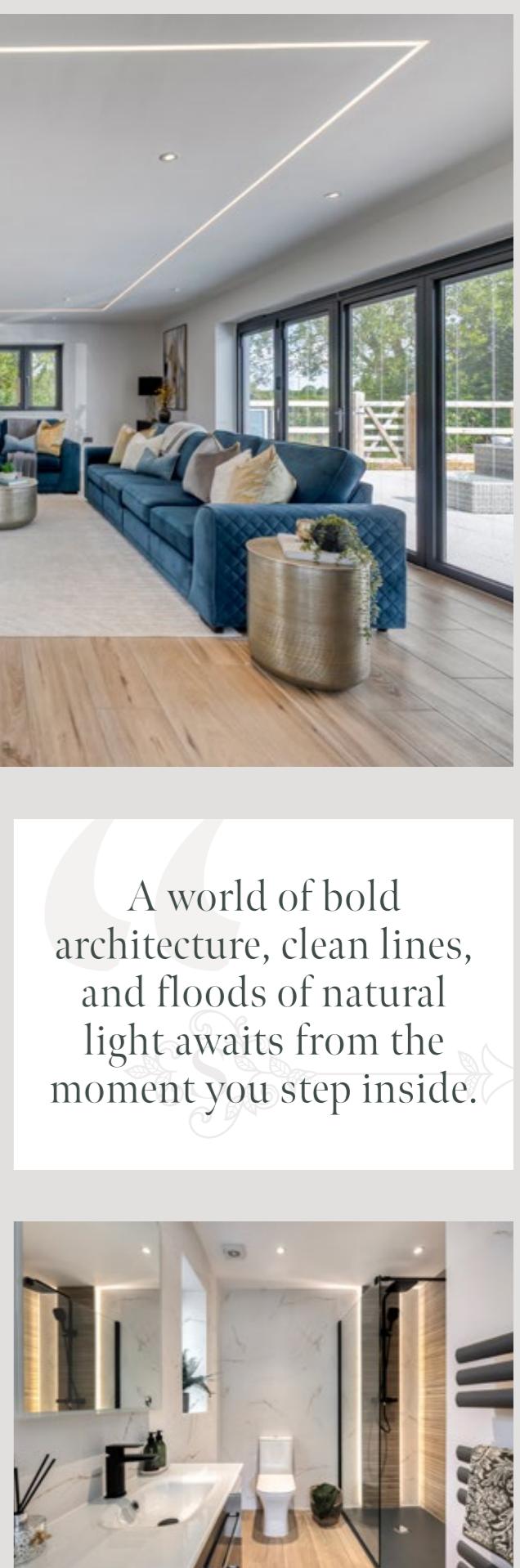
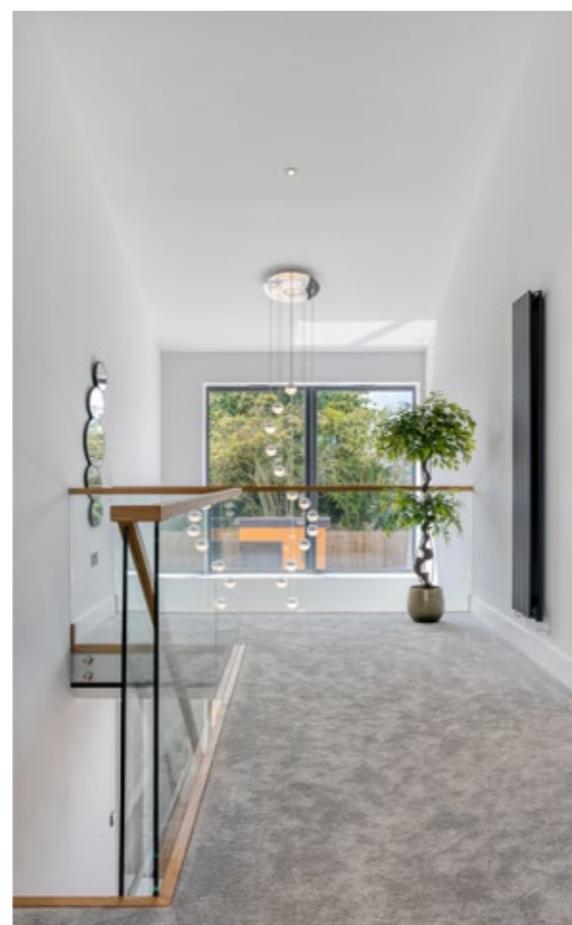
Offering a fine balance to the open-plan kitchen/dining room, the formal sitting room brings a more intimate feel yet is every bit as striking and spacious as one would expect from a home of such calibre. A full run of bi-fold doors allows the room to extend out to the sun terrace in warmer months, while the bespoke media wall and fireplace make this room just as inviting for hunkering down during darker evenings.

Elsewhere on the ground floor, a well-proportioned study adds valuable versatility to the home, while a superb utility room leads to the ground floor shower room, both addressing the practicalities required of a functional family home.

Ascending to the first floor, one will find no fewer than four double bedrooms, all of which enjoy luxurious en-suites. All the bedrooms are fitted with heating and cooling radiators. The principal suite boasts every feature one could hope for from a dream bedroom suite – an east-facing Juliette balcony ensures an idyllic start to every day, while the large dressing room has been fully fitted out, including a vanity station, and the lavish en-suite will quite simply take your breath away.

The three additional bedroom suites enjoy just as much luxury with superb en-suites and a range of features, from additional dressing rooms to built-in storage and even a Juliette balcony of their own.

From motion-sensing lights throughout the home to intelligent heating and multi-room audio, every detail is designed to make daily living effortless, secure, and luxuriously modern.

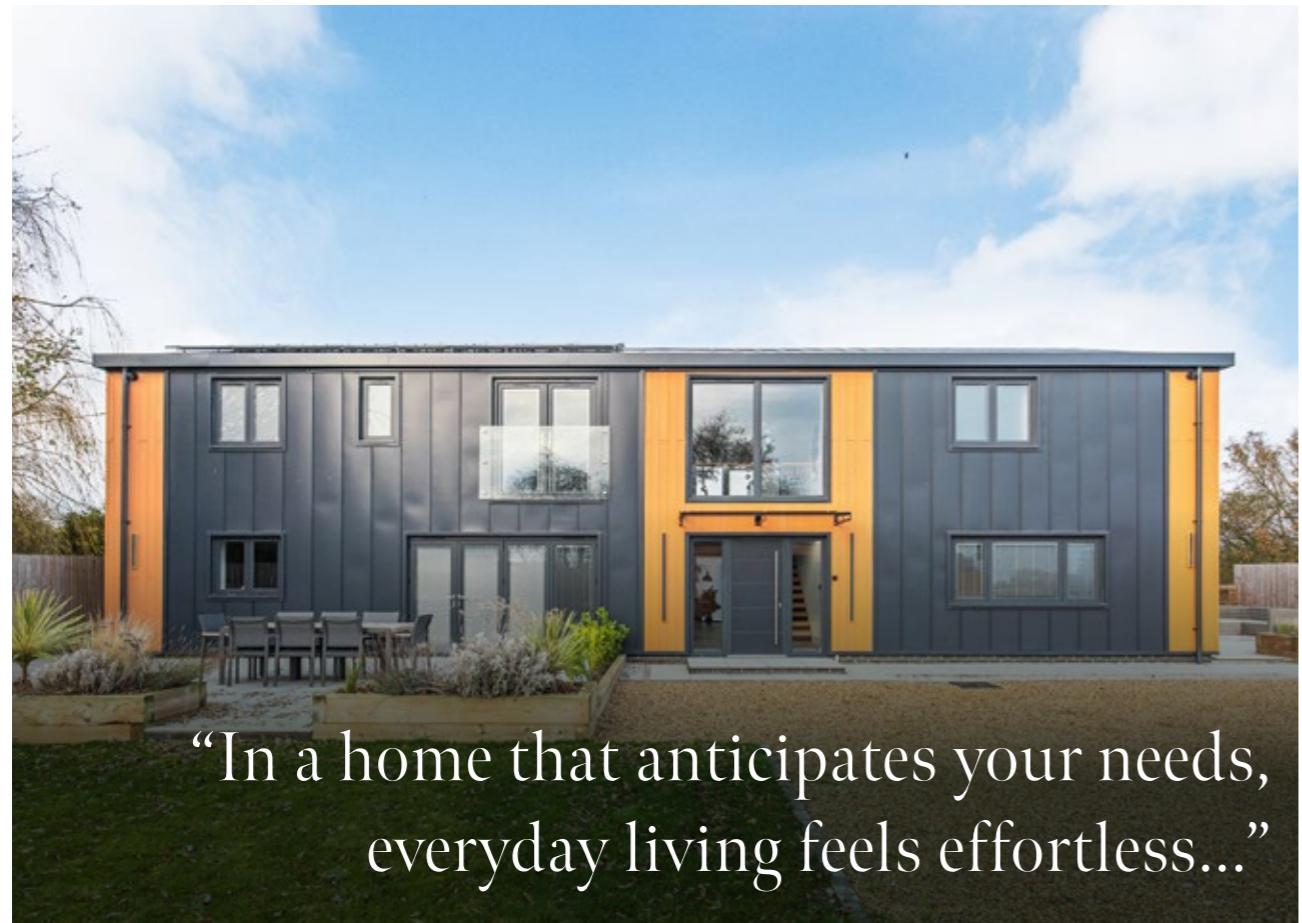


A world of bold architecture, clean lines, and floods of natural light awaits from the moment you step inside.



Outside, Finsbury House sits in the rear corner of its plot, meaning the vast majority of the outdoor space enjoys a southerly aspect, bathing in all-day sunshine. Two large sun terraces interact well with the dining area and sitting room respectively, while the lawned area sits alongside the dining terrace, ideal for younger family members to stretch their legs during family BBQs.

The expansive driveway is complemented by the detached double garage fitted with a double-width electric door. A superb addition to the property is the extra meadow/paddock, measuring approximately 0.25 acres (STS).





## SPECIFICATION HIGHLIGHTS

### EXTERNAL

Standard construction block and cavity walls within steel frame, single skinned vertical aluminium wall cladding, and composite cedar cladding.  
 Flush casement PVCu windows, aluminium bi-folds, composite front door, stable side door  
 Paved patio/entertainment area  
 Exterior lighting to front, sides and back of property (integrated with smart home system)

### KITCHEN AND UTILITY

Contemporary German kitchen with island and breakfast bar  
 Copper mirrored pendant lighting above island and breakfast bar  
 Siemens integrated/built in appliances:  
 Oven – self-cleaning, smart (Siemens), Combination microwave oven – self-cleaning, smart (Siemens), Steam oven – smart (Siemens), Coffee machine – smart (Siemens), Warming drawers (Siemens), Tall fridge (Neff), Tall freezer (Neff), Dish washer (Siemens)  
 Quooker boiling water tap  
 Aluminium bifold to front patio/outdoor entertainment area  
 In glass blinds  
 Audio (integrated with smart home system)

### HEATING AND PLUMBING

Air source heat pump  
 Water softener  
 Underfloor heating to ground floor, radiators to first floor (integrated with smart home system)  
 Heating and Cooling radiators fitted to all bedrooms (controls integrated with smart home system)  
 Solar panels x 16

### SECURITY

Alarm (integrated with smart home system)  
 CCTV (integrated with smart home system)  
 Access Control to front door (integrated with smart home system)  
 Automatic gate (integrated with smart home system)  
 Smoke alarms



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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# Tibenham

A RURAL VILLAGE WITH TRANQUIL SURROUNDINGS.

A charming village located in the picturesque county of Norfolk, Tibenham is only 17 miles from the city of Norwich. With its rich history, beautiful landscapes, and friendly community, Tibenham offers visitors and residents a peaceful and idyllic setting to call home. The village is surrounded by far-reaching farmland, providing stunning views and a tranquil atmosphere.

Tibenham is well-known for its historic church, which dates back to the 12th century and its former airfield during World War II, which today is home to the Norfolk Gliding Club. The village also boasts a number of traditional thatched cottages, adding to its quintessential English charm.

In addition to its historical and natural attractions, Tibenham offers a warm and welcoming community. The village hosts various events throughout the year, including traditional fairs, music festivals, and agricultural shows, providing ample opportunity for residents to come together and celebrate.

Notably, Tibenham's proximity to Diss railway station provides direct access to London with approximately a ninety minute journey, as well as easy access to Norwich, heading in the opposite direction. With a vibrant culture, shopping, and dining opportunities, Norwich offers all the urban amenities, while still being able to retreat to the tranquillity of village life. Alternatively, Tibenham is in a great proximity from the A11, making commuting or a weekend get-away stress-free. For those seeking a peaceful and scenic retreat, Tibenham, Norfolk, is the perfect destination. Whether exploring its historical landmarks, taking in the bucolic surroundings, or engaging with the friendly locals, Tibenham offers a delightful escape from the hustle and bustle of modern life.



## Note from Sowerbys



"Enjoy uninterrupted countryside views and sun-drenched terraces in this peaceful, south-facing setting."



### SERVICES CONNECTED

Mains water and electricity. Heating and cooling via air source heat pump. Drainage via private treatment plant.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

A. Ref:- 0451-3223-4675-2502-9175

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: ///scrolled.pushes.drilling

### AGENTS NOTE

Complete Smart Home installation includes lighting, heating, audio, access control, security, and safety. Please enquire for further details.

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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