



THE STORY OF

Rowan House

Harpley, Norfolk

SOWERBYS



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Rowan House

Back Street, Harpley,
Norfolk, PE31 6TU



Detached Family Home

Beautiful Flint Frontage

Four Double Bedrooms and One Single

Two Bathrooms and One En-Suite

Sitting Room with Log-Burner

Snug and Study

L-Shaped Kitchen/Dining Room and Sun Room

Off-Road Parking and Garage

Fully Established and Landscaped Wrap Around Garden

Superb Field Views to Front and Rear



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“We love having fields to the front and rear
- the views are wonderful.”

Stunning views and an idyllic rural setting within a charming Norfolk village...it's easy to see why our vendors chose this spot to build their family home. Rowan House has been designed to perfectly suit their lifestyle, it's been a wonderful home and a safe environment in which to raise their children. With little having changed in the time they've lived here – over 30 years – there are still delightful walks on the doorstep, a small, friendly community and a real sense of peace.

Sitting comfortably behind an historic brick wall, the generous gardens wrap around the home providing a mature leafy setting in which to take in the tranquillity and sounds of nature. In

quintessential Norfolk style, Rowan House displays a beautiful flint façade.

Beyond the front entrance door, the double height reception hall feels welcoming, calm and spacious. The kitchen/dining room and sunroom has established itself as the heart of the home and one can easily see why; a space flooded with natural light and where the whole family can gather. The newly fitted Shaker style kitchen demonstrates the care that has been taken to maintain and improve the home over the years, ensuring it remains suited to a modern way of living. The study, off the dining room, provides the ideal solution for days spent working from home.







The sitting room adds a nod to tradition, with a decorative fire surround encasing the comforting log-burner. A spacious room, this feels like the perfect place to relax after a busy day. The snug is also a comfortable and versatile room which can be adapted to suit your needs; perhaps a playroom or a ground floor bedroom.

Finally, the ground floor shower room can be accessed from the garden through the utility room – making it incredibly useful after muddy walks or days on the beach.

“Rowan House has been a fantastic place to raise our children...”

Upstairs, the spacious gallery landing gives access to the five bedrooms. All the bedrooms are double in size, with the principal featuring an extensive built-in wardrobe and an en-suite bathroom, making for a luxurious suite. Of the remaining four bedrooms, two have built-in wardrobes, and all share the family bathroom – with sumptuous free-standing bathtub and separate shower. Perhaps the most remarkable aspect about the sleeping quarters are the spectacular views from every single bedroom.



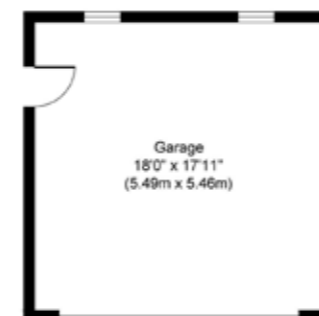
Thoughtfully designed, the outside space is truly magical, having matured over the years. To the front, the walled garden adds a sense of privacy, whilst the driveway leads around to the rear, where there's ample parking space together with a garage. The rear garden is well established with mature trees, abundant shrubs, and well-planned planting. The patio seating area is a sunny spot in which to relax, whilst the generous lawn provides plenty of space for games or for children to run off steam.

In a unique location, beautiful and yet comfortable, Rowan House is truly a wonderful home, perhaps a forever home which can grow alongside your family as you make your own memories here.

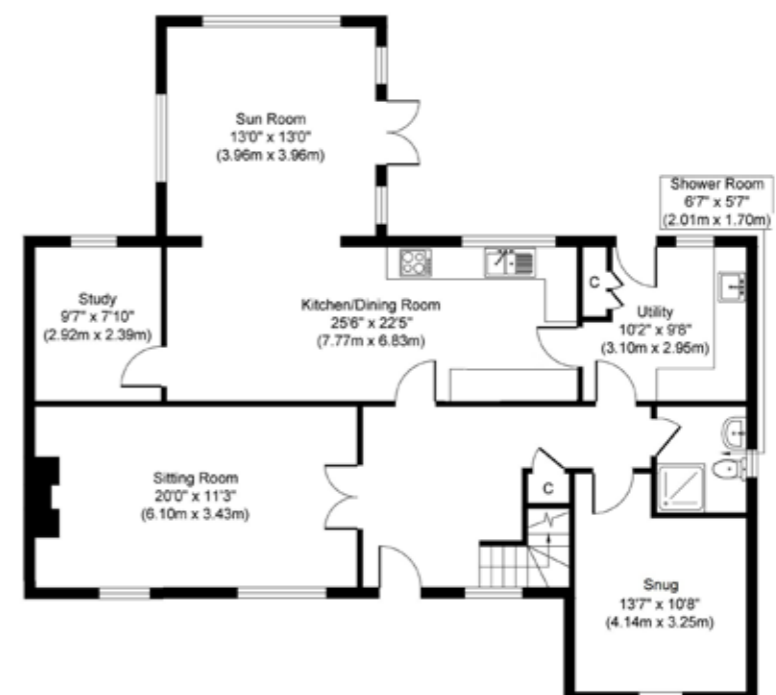




First Floor
Approximate Floor Area
1004 sq. ft
(93.27 sq. m)



Garage
Approximate Floor Area
323 sq. ft
(30.00 sq. m)



Ground Floor
Approximate Floor Area
1182 sq. ft
(109.81 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.

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ALL THE REASONS



Harpley

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village between King's Lynn and Fakenham, Harpley is conveniently located close to the A148 with excellent links to

King's Lynn, Norwich and

further afield. It's also within easy reach of the beautiful north Norfolk coast. The village itself is bordered by Peddars Way, the ancient trade route linking Suffolk with Holme-next-the-Sea in north Norfolk. Once used by Romans to move troops, today it provides a wealth of walking and cycling routes around rural Norfolk. There's plenty of history to discover here: north west of the village are remains of Bronze Age round barrows, and a Neolithic long barrow stands on Harpley Common.

The Rose and Crown is in the village centre, a welcoming village pub serving excellent food, popular with locals and visitors alike. There's also a village hall and a primary school, and local shops can be found nearby at East Rudham, Great Massingham and Bircham.

Harpley dates to the time of Domesday Book – take a stroll around the village to take in the many historic buildings. St Lawrence Church features beautiful carvings including the south door, thought to be one of the finest examples in the country.



Note from the Vendor



Harpley village sign

“It's a nice circular village, there's a lovely community and some great walks.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9707-3028-4203-0507-4200

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: ///ballooned.arrival.basis

AGENT'S NOTES

The vendors of this property are related to a member of Sowerbys staff. The boundary wall to the front of the property is understood to be listed under the curtilage of the neighbouring property to the right (south east), which is Grade II Listed.

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



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