



THE STORY OF

Rose Manor

Swaffham, Norfolk

SOWERBYS



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Rose Manor

Pit Lane, Swaffham, Norfolk
PE37 7DA

Bespoke Self-Build (2017) with Exceptional
Craftsmanship Throughout

Five Generous Double Bedrooms, Two with
Elegant En-Suites and Dressing Areas

Striking Floating Staircase with Glass
Balustrades and Feature Lighting

Underfloor Heating to Ground Floor and Garage

Self-Contained Annexe Above Double Garage

Private Gated Entrance with Cobblestone
Driveway and Ample Parking

Enclosed Walled Garden with Original Orchard
Brickwork, Firepit Area, And Church Views

High-Specification Kitchen with Wine Cooler,
Plate Warmer, And Integrated Appliances

Solar Panels for Improved Energy
Efficiency and Sustainable Living

Tranquil Yet Central Location, A Short Stroll
to Shops, Cafés, And Weekly Market

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Rose Manor is a masterfully executed bespoke residence, completed in 2017 to an exceptional standard, offering over 3,000 sq. ft. of refined living space. Positioned discreetly along Pit Lane in the heart of historic Swaffham, this remarkable home blends architectural integrity with contemporary elegance, delivering a lifestyle defined by comfort, privacy, and design-led detail.

Set behind private electric gates, the cobblestone driveway immediately conveys understated luxury. Flanked by reconstructed heritage walls and enjoying long-range views toward the town's church spire, the approach is both impressive and inviting. Constructed using a considered palette of natural materials – including exposed brickwork and hand-finished oak – the home's façade hints at the quality and craftsmanship found within.

Inside, the layout flows with purpose and style. A floating staircase with glass balustrades and feature lighting creates a striking architectural centrepiece, filling the entrance with light. Underfloor heating runs throughout the ground floor and into the adjoining garage, ensuring a seamless sense of warmth beneath beautifully appointed spaces.

The ground floor offers a collection of flexible living areas. A formal sitting room and relaxed family zone are both anchored by a dual-aspect wood burner. The kitchen/family room is the heart of the home, ideal for everyday living and entertaining, complete with high-spec appliances, a plate warmer, wine chiller, and (space for) an integrated fridge/freezer. A separate snug provides a peaceful retreat and could equally serve as a home office or occasional sixth bedroom, while a utility room adds further practical convenience.



A home of rare distinction, offering elegance, innovation, and timeless appeal in one of Norfolk's most charming and historic market towns.





Upstairs, there are four generously proportioned double bedrooms within the main residence. The principal suite is a private haven, with a walk-in dressing room, luxurious en-suite, and its own balcony – with stunning views of the church spire during the winter months. A second en-suite bedroom provides an ideal guest suite or teenager's retreat, featuring a composite soaking tub and rainfall shower. The third bedroom, with its distinctive 45° angled window and elevated ceilings, adds architectural interest and allows an abundance of natural light to flood the room, creating a bright and uplifting atmosphere. All bedrooms benefit from bespoke finishes, shutter blinds, and soundproofed flooring for added privacy and comfort.

A standout feature of Rose Manor is the fully self-contained annexe positioned above the heated double garage. With its own kitchen, bathroom, underfloor heating, and private access, it offers genuine versatility – ideal for multi-generational living, a private home office, or as a boutique guest suite or income-generating Airbnb (subject to relevant permissions).

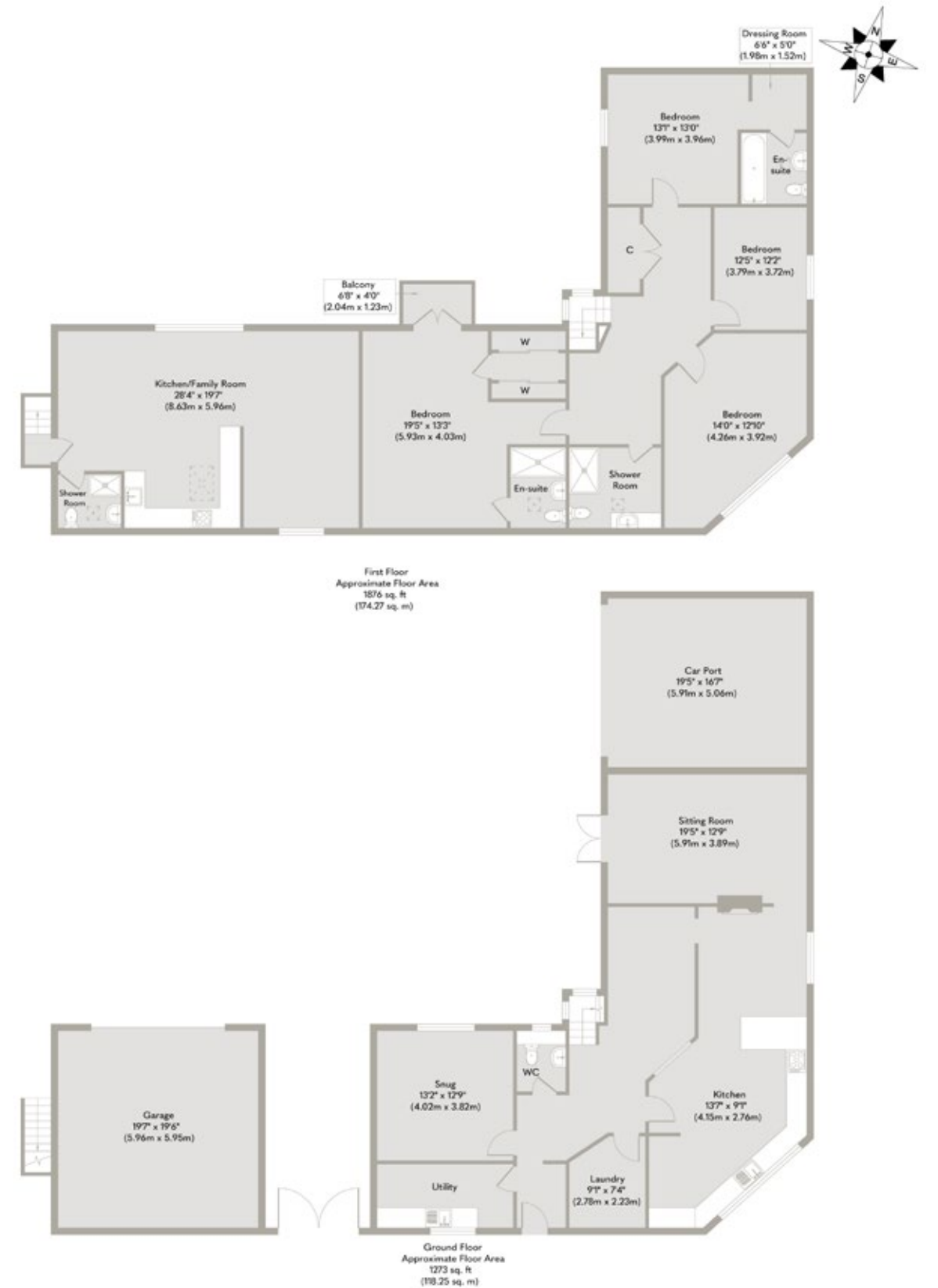
The walled garden is a triumph of design, combining heritage with modern outdoor living. Two of the boundary walls are original to the Victorian kitchen garden that once served the old Manor House, while the third has been reconstructed using reclaimed bricks from the site. The result is a secluded and characterful space, carefully zoned for entertaining, alfresco dining, and quiet reflection. A paved area provides a perfect spot for a fire pit, enhancing the garden's year-round appeal.

Additional features include solar panels for energy efficiency, Cat 5 cabling for modern connectivity, and extensive off-road parking. Despite its privacy and seclusion, the property lies just a short stroll from Swaffham's independent shops, artisan cafés, and lively Saturday market.



If we had to sum up
our home in just three
words, they would be:
special, unique, and
amazing.





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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Swaffham

AN HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

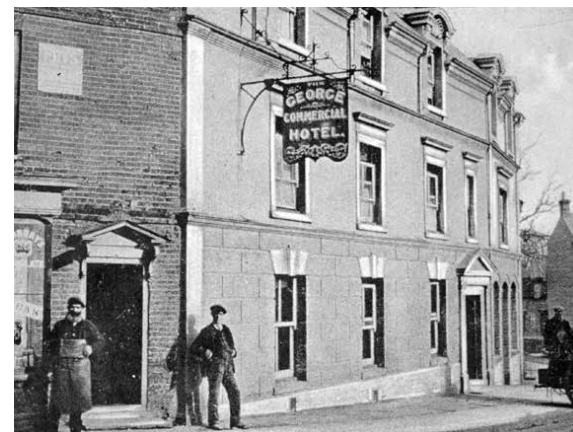
The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



"Being tucked away on Pit Lane, we've loved the surprising peace and quiet, especially as you're just a short stroll from the heart of town. It really is the best of both worlds."



SERVICES CONNECTED

Mains water, drainage, gas and electricity.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 2708-1024-7364-5878-4934

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: ///paradise.alarm.obviously

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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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