



REST HARROW

The Street, Swanton Novers, Norfolk, NR24 2QY
Guide Price £450,000

BROWN & CO



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DESCRIPTION

Rest Harrow is a detached residence situated in the popular village of Swanton Novers, nestled within a corner plot of just over ¼ acre. The garden grounds are a major feature of this property. There is an abundance of mature trees and shrubs and is mainly laid to lawn. The property is approached via a large, gravelled driveway providing ample off road parking and leads to a double garage. The garage loft has been converted into a useable space.

The property is arranged over two floors and offers three reception rooms, an open plan kitchen/dining room, utility room and separate cloakroom on the ground floor together with four bedrooms and a family bathroom with separate shower on the first floor. The property benefits from electric heating and double glazing and offers extremely flexible accommodation.

LOCATION

Swanton Novers is a tranquil and picturesque parish nestled amid Norfolk's historic woodlands. Its heritage stretches back to the Domesday Book, with rich archaeological and ecological significance. The isolated church, ancient woods, and river source contribute to its serene rural charm.

The North Norfolk Coast is around ten miles away and offers superb walking, golfing, sailing and bird watching activities. Blakeney is an Area of Outstanding Natural Beauty, famous for its bird reserves and sailing facilities.

The cathedral city of Norwich is just twenty-three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Residence
- Popular Village Location
- Nestled within a Corner Plot
- Driveway providing Ample Off Road Parking
- Double Garage
- Situated within Garden Grounds of just over 1/4 Acre
- Entrance Hallway
- Open Plan Kitchen/Dining Room
- Utility Room
- Two further Reception Rooms
- Cloakroom
- Four Bedrooms
- Family Bathroom
- Electric Heating
- Double Glazing
- No Chain
- Flexible Accommodation

GENERAL REMARKS & STIPULATIONS

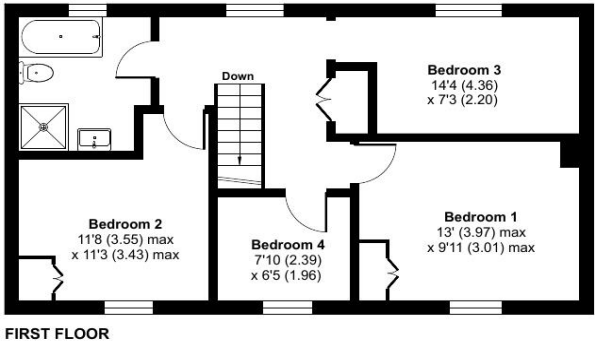
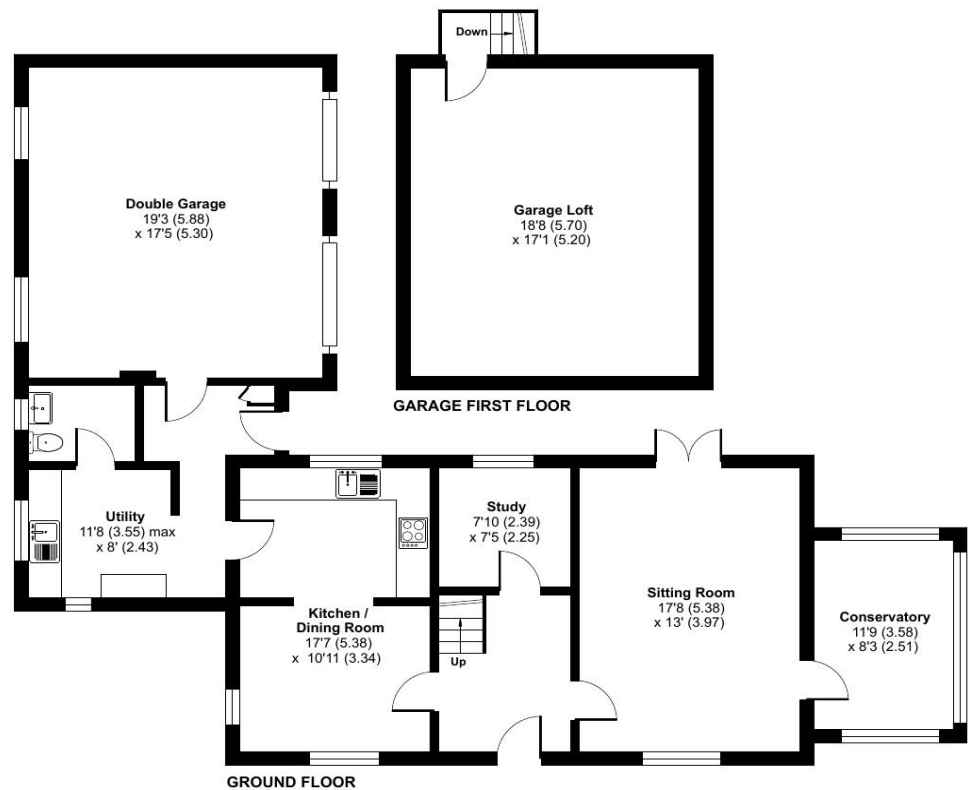
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





Rest Harrow, The Street, Swanton Novers, Melton Constable, NR24

Approximate Area = 1450 sq ft / 134.7 sq m
Garage = 654 sq ft / 60.7 sq m
Total = 2104 sq ft / 195.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1334231

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