



THE STORY OF

Point House

Swaffham, Norfolk

SOWERBYS



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Point House

25 Station Street, Swaffham, Norfolk
PE37 7HP

Georgian Elegance

Versatile Space for Both Business
Opportunities and Hobbies

Built in 1788 and is Grade II Listed

Lush Landscaped Gardens with a
South-Facing Front Garden

Ideal Town and Country Living

Beautifully Painted Living Room Mural

Two Brick and Flint Outbuildings

Brimming with History Throughout

Community and Connection

A Place to Reconnect

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Set just moments from the centre of Swaffham, Point House is one of those rare properties that captures the imagination the moment you arrive. With its elegant proportions, historic features, and calming presence, it offers a unique opportunity to live – or work – in a place where peace and beauty come together effortlessly.

Dating back to the Georgian era, the house exudes period charm from every corner. From its symmetrical brickwork bearing key imprints, wooden casement windows with original shutters, exposed floorboards and lovingly preserved fireplaces, there's a strong sense of heritage throughout. This sense of heritage detail is evident in the hand-painted mural in the living room, which adds a real 'wow' factor. The mural was painted by the nephew of the famous Howard Carter, who discovered Tutankhamen. While it remains true to its Georgian roots, Point House has evolved into a place for modern living with meaning.

Currently a well-loved home, the owners have carefully adapted the spacious interiors. Large reception spaces provide an abundance of possibilities for entertaining and hobbies alike, while the bedrooms have provided warm, comforting spaces for family or guests to rest and retreat. This versatility makes it perfect for anyone looking to continue its current and past successes, create a boutique B&B, or simply enjoy it as a truly special family home.

Point House is more than a home – it's a lifestyle. It's a morning coffee in the garden, homemade bread cooling in the kitchen, a book by the fire as the sun dips below the trees. It's a breath of fresh air in every sense, wrapped up in character, elegance, and potential.

Located in the sought-after town of Swaffham, you're just a short stroll from artisan shops, markets, independent cafés, and countryside walks, with easy access to the coast and major routes across Norfolk. It's the kind of place that offers balance – between town and country, past and present, work and rest.

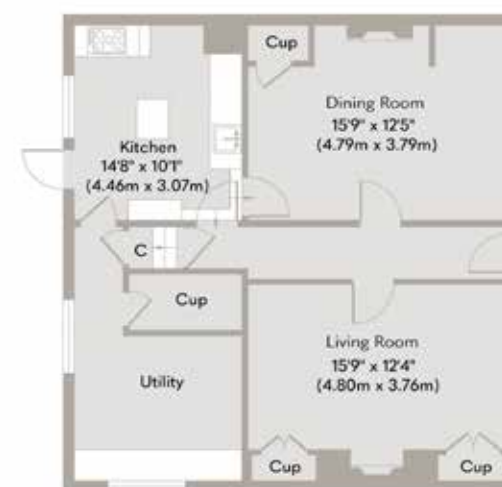




Outside the charm continues. With a south-facing garden to the front, mature trees, flowering borders, quiet nooks, and open lawns create a seamless flow between house and garden—perfect for al fresco dining or simply soaking in the morning sun with a cup of tea.



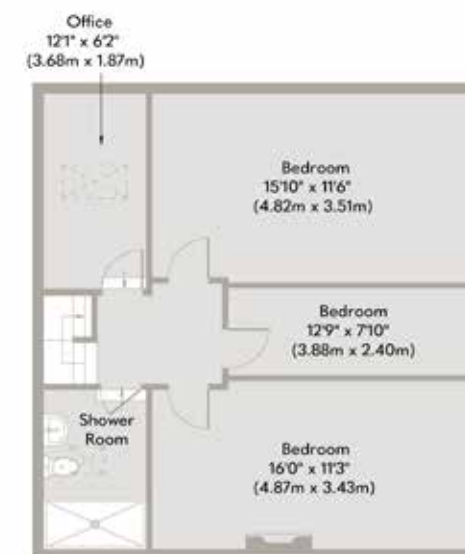
Whether you're seeking a peaceful forever home, a business opportunity with soul, or a setting to inspire your next chapter. Packed with original features, Point House is ready to welcome you.



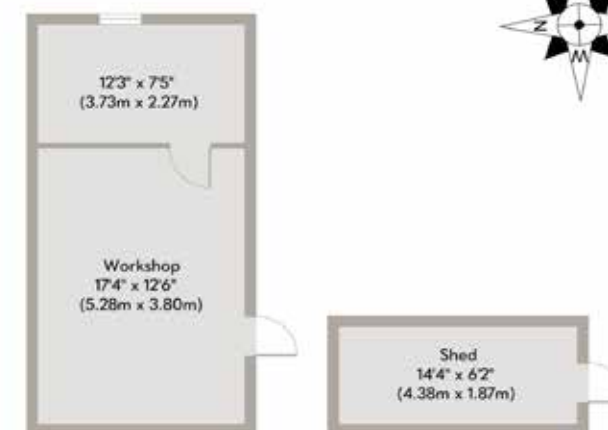
Ground Floor
Approximate Floor Area
749 sq. ft
(69.58 sq. m)



First Floor
Approximate Floor Area
749 sq. ft
(69.58 sq. m)



Second Floor
Approximate Floor Area
749 sq. ft
(69.58 sq. m)



Outbuilding
Approximate Floor Area
401 sq. ft
(37.26 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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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.

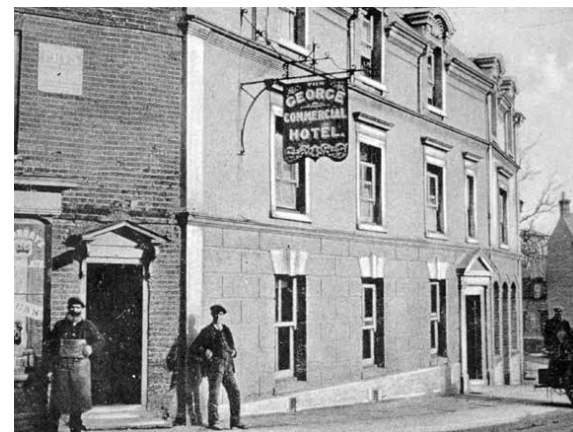
The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

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



"We love sitting by the fire in the mural room, or the inglenook fire in the dining room. Nothing beats that."



SERVICES CONNECTED

Mains water, drainage, electricity and gas.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2090-9150-2772-0645

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: ///pound.outmost.winks

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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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