



Hawfinch House

THE IVYES, NORTH PICKENHAM

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Hawfinch House

The Iyves, Houghton Lane, North Pickenham, Norfolk
PE37 8LF

Beautiful Individual Detached Home

Four Double Bedrooms

Three Bathrooms

Extremely High Specification Inside and Out

Quiet Village Location

Countryside Views Front and Rear

Non-Estate - Just Four Properties

10 Year Warranty

Solar Panels and EV Charging Point

Short Drive to the Market Town of Swaffham

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com

Hawfinch House is a stunning, high-specification new build four-bedroom detached house in the peaceful village of North Pickenham. Set on a large plot and with countryside views front and rear, this is a very special property - just one of four homes in total at The Iyves. It really must be viewed to appreciate everything on offer.

The welcoming hallway immediately impresses, with the stunning oak staircase being so magnificent in both style and substance. There are three reception rooms which offer fabulous flexibility. The sitting room at the rear has a lovely brick fireplace with oak beam and overlooks the garden.

The kitchen is a real head-turner, presented in two-tone colours. Specification includes Neff 'hide and slide' oven, Neff combi oven, Blanco inset sink and tap, Neff tall integrated fridge freezer, Neff dishwasher, Blaupunkt induction hob with downdraft extractor, quartz worktops and much more besides, all benefiting from the natural light cast through the bi-folding doors. The utility is equally as well specified and comes with integrated washing machine and integrated dryer.





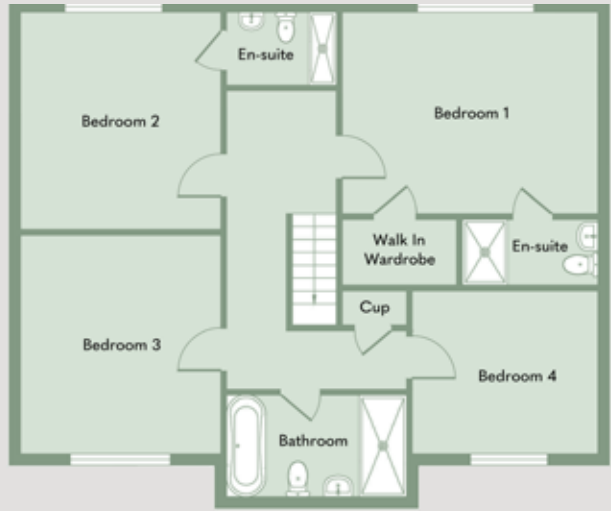
All four bedrooms can comfortably accommodate double beds, whilst the principal bedroom suite features a beautifully presented en-suite and walk-in wardrobe. The guest bedroom also has an en-suite, whilst there is a luxurious family bathroom with both bath and shower.

The exterior is everything a family could hope for. The brick-paved driveway has room for numerous vehicles and leads to a detached garage with cart lodge. The spacious, fully turfed garden is complemented by a large Indian sandstone patio. There is an EV charging point, electrical sockets, lighting and tap.

With numerous luxurious touches throughout, this is a very special home, all finished off with a ten-year warranty, and is ready to move into.

Specification Highlights

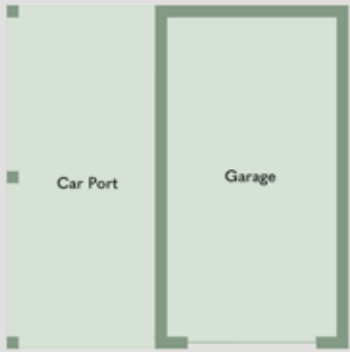
- Underfloor heating to ground floor with individual Heatmiser controls to rooms.
- Samsung air source heat pump.
- Wonderful cream sash windows above cast stone cills.
- Two tone kitchen with quartz worktops.
- High specification appliances in both kitchen and utility.
- Mix of stunning LVT, tiled floors and carpets, with all floorings included.
- Brick fireplace with oak beam above.
- Solid oak interior doors complimented by brushed brass door furniture.
- Brushed brass electric sockets and switches, some with USBs.
- Three luxurious bathrooms with numerous vanity units.
- Spacious brick paved driveway for numerous vehicles.
- Fully turfed rear garden.
- Traditional brickwork with dog tooth accents.
- Exterior lighting, tap and sockets.
- EV charging point.
- Mix of closeboard fencing and post & rail.
- No maintenance charges to pay.
- 10 Year warranty.



First Floor



Ground Floor



Garage

Approximate Floor Area 1,786 sq. ft (165.92 sq. m)

GROUND FLOOR

Dining Room 11'10" x 11'8" (3.61m x 3.56m)
Sitting Room 15'6" x 13'7" (4.72m x 4.14m)
Kitchen/Dining Room 17'10" x 11'2" (5.44m x 3.40m)
Study 10'9" x 8'0" (3.28m x 2.44m)

FIRST FLOOR

Bedroom 1 14'4" x 12'0" (4.37m x 3.66m)
Bedroom 2 12'10" x 11'11" (3.91m x 3.63m)
Bedroom 3 12'9" x 11'9" (3.89m x 3.58m)
Bedroom 4 11'4" x 9'6" (3.45m x 2.90m)

EXTERIOR

Garage 18'8" x 9'11" (5.69m x 3.02m)

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. Copyright V360 Ltd 2025 | www.houseviz.com

North Pickenham

OPEN FIELDS, VILLAGE
CHARM AND A SLOWER PACE
OF LIFE AWAITS

Nestled in the tranquil Brecklands, North Pickenham captures the essence of rural Norfolk living. This idyllic village is known for its peaceful countryside views and rich historical roots.

Once a hub of medieval agricultural life, North Pickenham still retains its charm with traditional cottages and a village green, offering a quiet escape from busy modern life. St. Andrew's Church stands as a proud reminder of the past, featuring medieval architecture, intricate stonework, and ancient stained glass.

The village has a strong sense of community, with regular events at the historic village hall bringing residents together. The surrounding landscape is a haven for outdoor enthusiasts, with scenic walking trails and bridleways ideal for peaceful strolls or horse riding.

Despite its rural setting, North Pickenham is conveniently located near Dereham and Swaffham, putting essential amenities within easy reach. Local pubs like The Crown Inn offer a warm welcome and hearty meals, while nearby markets provide fresh produce and artisan goods.

With excellent schools and recreational facilities close by, the village is well suited to families seeking a slower pace of life without feeling isolated. Whether it's exploring Thetford Forest or simply enjoying the natural beauty of the Brecklands, North Pickenham offers a true taste of Norfolk country living.



Note from Sowerbys



“Hawfinch House
offers room to
grow and refined
style at every
turn.”



SERVICES CONNECTED

Mains water, drainage, and electricity. Solar panels and EV charging point.
Heating via an air source heat pump with downstairs underfloor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///cupboards.ember.sounds

AGENT'S NOTE

Please note, some images feature virtual staging to show how the rooms might appear when furnished.

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.

The background of the entire page is a light sage green color. Overlaid on this background is a large, faint, stylized pattern of leaves and branches. The leaves are simple in shape with pointed tips and visible veins, and the branches are thin and curving. This pattern is most prominent on the left side and bottom of the page, creating a subtle, naturalistic texture.

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