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THE STORY OF

# Bridge House

*Thornage, Norfolk*

SOWERBYS



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# Bridge House

Thornage, Norfolk  
NR25 7AD

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Extensively Remodelled and Beautifully  
Re-Imagined by the Current Owners

Exceptional Open-Plan Kitchen with  
Island, Stone and Concrete Worktops

Characterful Interiors with Exposed  
Beams and Limestone Flooring

5 Bedrooms Arranged Across Ground and First Floors

Luxurious Bathrooms Featuring William  
Holland Baths and Sinks

New Heating System, Electrics, Doors  
and Windows Throughout

Gardens with a Stream Flowing Beneath  
the House and Through the Grounds

Detached Garden Studio with Power, Lighting,  
Kitchenette, WC and Bi-Fold Doors

Private Off-Road Parking Plus Additional  
Parking to the East Elevation

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A beautifully reimagined countryside retreat where heritage meets contemporary luxury.

Set quietly within the heart of the picturesque village of Thornage, just 2.7 miles from the ever-popular Georgian town of Holt, Bridge House is a home of rare charm and quiet distinction. Behind its characterful façade lies a property that has been entirely reimagined by the current owners, where thoughtful design and exceptional craftsmanship have transformed a period cottage into something truly special.

Every element has been carefully considered and beautifully executed, creating a home that honours its heritage while embracing a more refined, contemporary way of living. The result is a space that feels both timeless and effortlessly luxurious. The property has also been upgraded with new plumbing, a modern boiler, and a three-phase electricity supply.

At the centre of the house, the kitchen unfolds as both a statement and a sanctuary. It is a space designed as much for gathering as it is for cooking, where a beautifully crafted island anchors the room and invites conversation, connection, and everyday moments alike. Stone and concrete worktops bring a sense of quiet strength and texture, perfectly balanced by bespoke cabinetry and the warmth of exposed beams overhead. Light moves easily through the space, linking the kitchen, dining, and living areas in a way that feels natural and unforced, creating an environment equally suited to entertaining or quiet daily rituals.

Beyond the kitchen, the living spaces continue the story of balance between old and new. Original beams stretch across ceilings, their texture and history adding depth and authenticity, while limestone floors ground the home with a quiet elegance. Soft furnishings, warm lighting, and carefully curated details create rooms that feel inviting, comfortable, and deeply lived in, offering a sense that this is a home designed not just to be admired, but to be truly enjoyed.

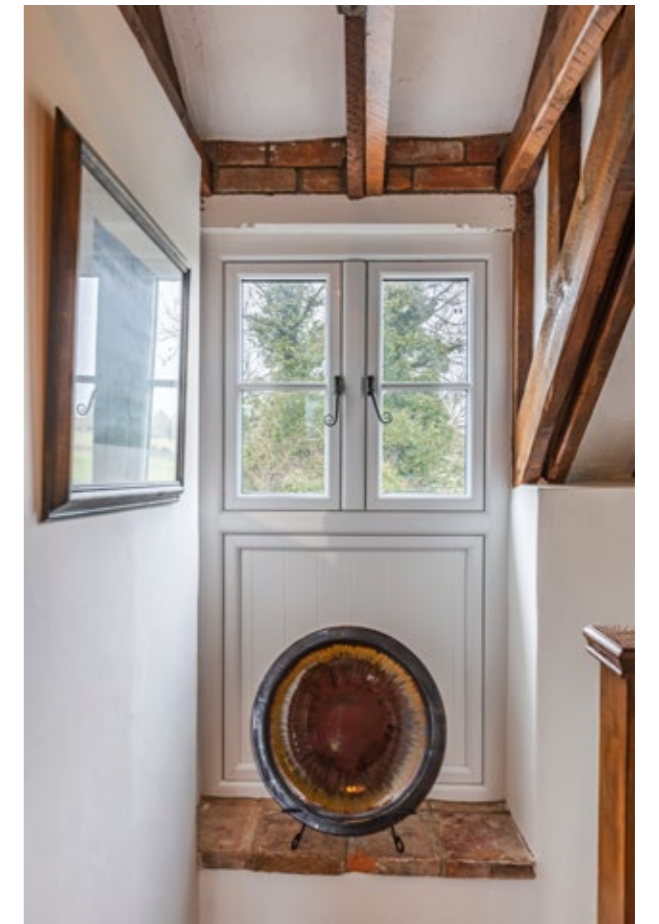
The bedrooms are arranged thoughtfully across both the ground and first floors, offering a natural sense of flow and flexibility to suit a variety of lifestyles. Each room is individual in character - from softly vaulted ceilings to more intimate, tucked-away spaces beneath the eaves - yet all share the same warmth and calm that defines the house.

In the bathrooms, the level of finish is nothing short of exceptional. Beautiful William Holland baths and sinks introduce a tactile richness, their sculptural forms sitting effortlessly alongside natural materials and soft, ambient lighting. These are spaces designed for indulgence, where everyday routines are elevated into moments of quiet retreat.





The bedrooms offer a sense of calm and individuality, from vaulted ceilings to intimate eaves spaces, all designed for comfort and flexibility.



Outside, the magic of Bridge House truly reveals itself. The gardens unfold gently around the property, thoughtfully landscaped yet beautifully natural, with pathways, plantings, and open lawns inviting exploration and relaxation. A stream flows gracefully beneath the house and continues through the gardens, bringing movement, sound, and a rare sense of tranquillity to the setting - creating a connection to nature that is both constant and calming.



Set within the grounds, a detached garden studio provides a wonderfully versatile addition, complete with power and lighting, offering the perfect space for home working, creative pursuits, or a private retreat. Practicality has been equally well considered, with private off-road parking provided on a gravelled hard standing, complemented by a second parking area positioned to the east elevation of the property, ensuring ample space for both residents and guests.

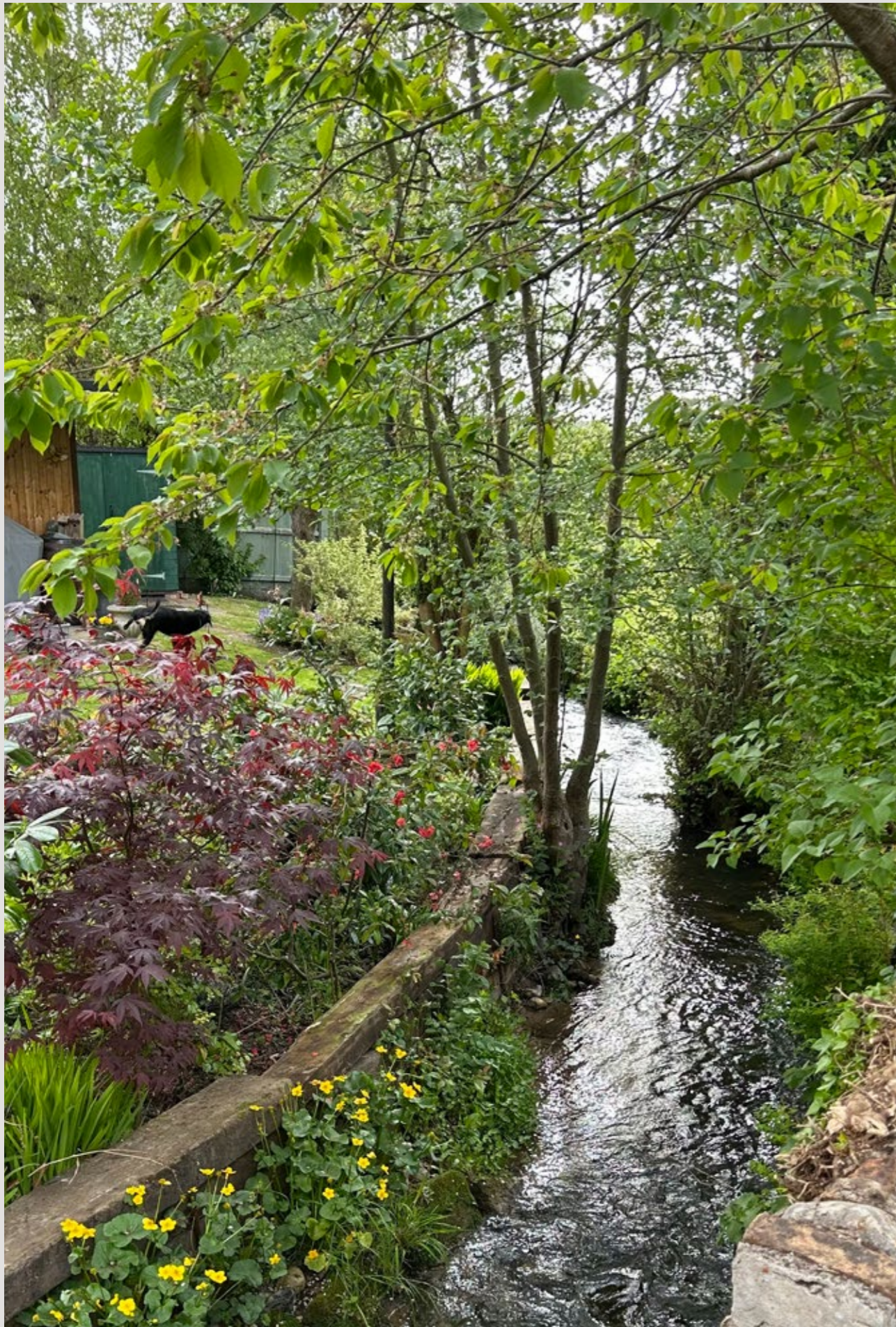


Bridge House has undergone a comprehensive programme of renovation, resulting in a home that is as practical as it is beautiful. New heating, updated electrics, and carefully considered improvements to doors, windows, and layout ensure that the property meets the expectations of modern living while retaining its original soul. The thatched section of the roof has also been recently renewed and comes with the expected warranties, offering additional reassurance alongside the extensive works already completed. This is not simply a renovation, but a reinvention - carried out with sensitivity, ambition, and an unwavering commitment to quality.

A rare and captivating North Norfolk home, where design, craftsmanship, and nature combine to create something truly extraordinary.

A rare and captivating home in the heart of North Norfolk, where thoughtful design, exceptional craftsmanship, and a truly magical setting come together to create something extraordinary.





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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# Thornage

QUIET COUNTRYSIDE LIVING IN THE HEART OF THE GLAVEN VALLEY.

A quiet hamlet on a by-road in the Glaven Valley, Thornage is located approximately 2.5 miles from the Georgian town of Holt and the stunning north Norfolk Coast is just 6.5 miles away.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative, which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



## Note from Sowerbys



Open Plan Kitchen

“The kitchen is both a statement and a sanctuary, designed for gathering, conversation, and everyday moments.”



### SERVICES CONNECTED

Mains water and electricity. Electric boiler provides heating. Drainage via septic tank.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

F. Ref:- 9380-2562-3000-2820-4075

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: ///swear.blame.dancer

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# SOWERBYS

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