



THE STORY OF

# Paddock Cottage

*Southburgh, Norfolk*

**SOWERBYS**



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# Paddock Cottage

Southburgh, Norfolk  
IP25 7TF

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Set Within Approximately 4.3 Acres  
(stms) in the Village of Southburgh

Over 3,000 Sq. Ft. of Versatile  
Internal Living Space

Immaculately Presented Four  
Bedroom Detached House

Striking Open Plan Kitchen/Dining/Family Room

Separate Utility Room and Well-  
Appointed Boot Room

Four Substantial Bedroom Three with En-Suites

Approximately 3.5 Acres of  
Secure Paddocks (stms)

Stable Block and Tack Room  
Ideal for Equestrian Use

Quadruple Cart Shed, Single Garage  
and Extensive Parking

Detached Outdoor Home Office/  
Studio for Flexible Use

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Set within approximately 4.3 acres (stms) in the desirable village of Southburgh, this immaculately presented four-bedroom detached home offers an exceptional blend of refined family living and well-equipped equestrian facilities, extending to over 3,000 sq. ft. of versatile internal space.

Designed to accommodate modern lifestyles, the heart of the home is a striking open plan kitchen/dining/family room. Generous in scale and filled with natural light, this sociable space provides clearly defined areas for cooking, dining and relaxing, making it ideally suited to both everyday family life and entertaining. The contemporary kitchen is complemented by practical ancillary spaces including a separate utility room and a well-appointed boot room, ensuring the main living areas remain organised and uncluttered.

The property offers four substantial bedrooms, three of which benefit from their own en suite bathrooms, providing a high level of comfort and privacy for family members and guests alike. The overall layout has been thoughtfully arranged to balance open plan living with quieter, more private spaces, resulting in a home that is as functional as it is welcoming.

Substantial living space and comprehensive outbuildings makes this a rare opportunity within Southburgh. The property delivers the privacy and freedom of a country setting while remaining part of a well-regarded village community, appealing equally to families, equestrian buyers and those seeking a spacious home with room to grow and adapt.



A beautifully balanced home where contemporary family living meets the freedom of the countryside.





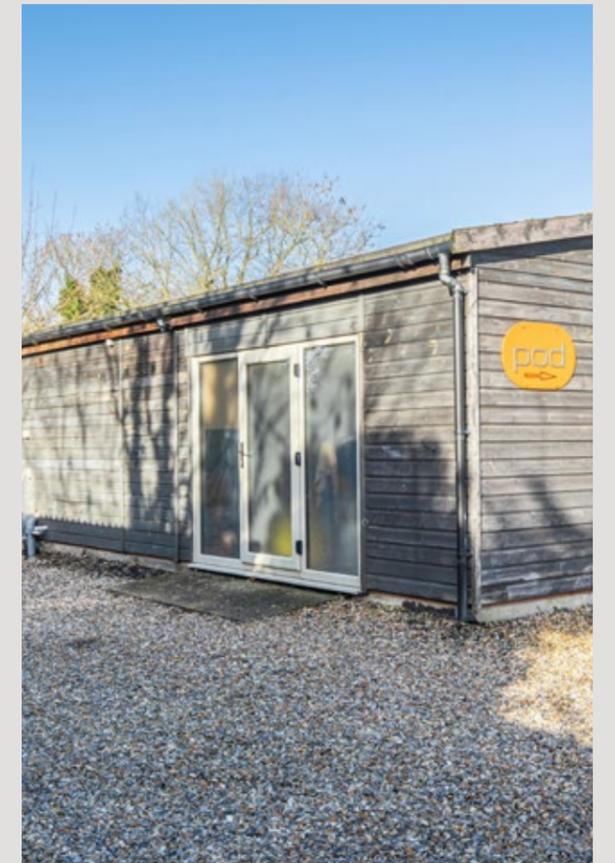
Outside, the grounds are a key feature of the property. Of the total acreage, approximately 3.5 acres (stms) are arranged as secure paddocks, ideal for equestrian use or smallholding purposes. The stable block and tack room are well positioned and designed to support day-to-day management with ease, making this an attractive prospect for those seeking a ready-made rural setup.

Further enhancing the lifestyle offering is a quadruple cart shed and a single garage, providing extensive covered parking and storage options for vehicles, machinery or recreational equipment. An outdoor home office/studio offers valuable additional flexibility, perfectly suited to remote working, creative pursuits or use as a dedicated business space, separate from the main house.

The combination of immaculate presentation, substantial living space and comprehensive outbuildings makes this a rare opportunity within Southburgh. The property delivers the privacy and freedom of a country setting while remaining part of a well-regarded village community, appealing equally to families, equestrian buyers and those seeking a spacious home with room to grow and adapt.

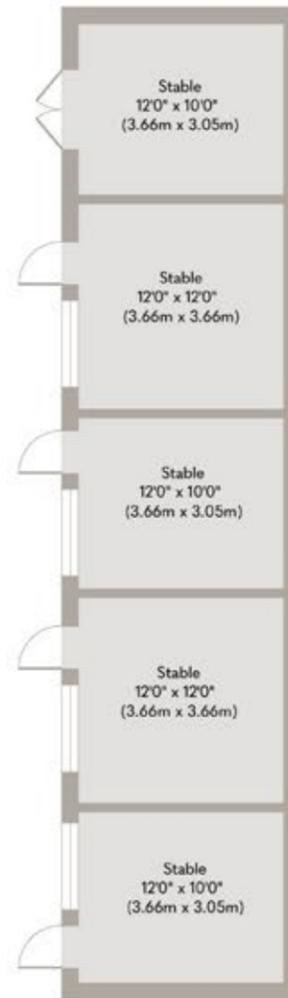


Country privacy with  
the comfort of village  
community.

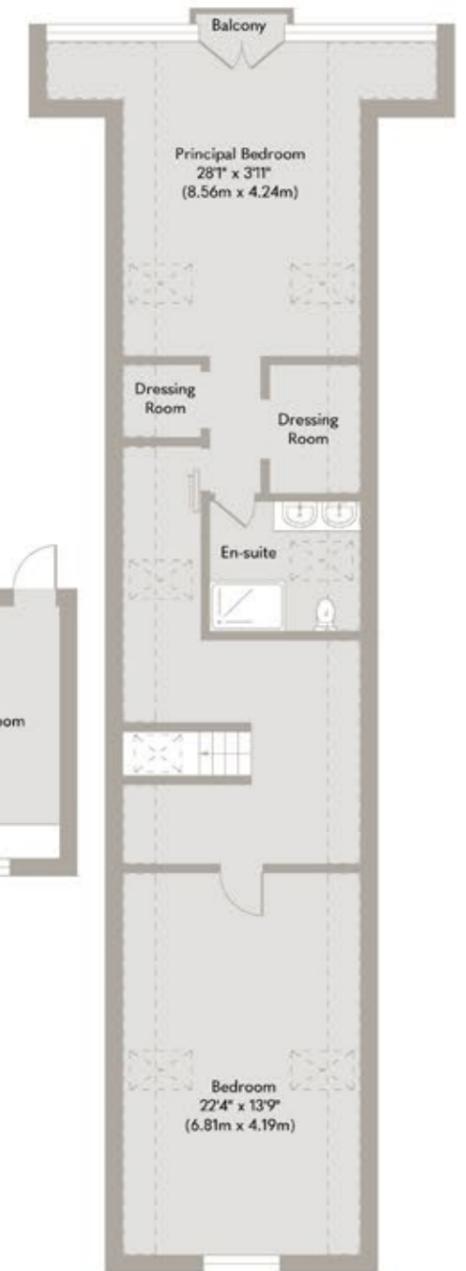




Outbuildings  
Approximate Floor Area  
2461 sq. ft  
(228.65 sq. m)



Ground Floor  
Approximate Floor Area  
2037 sq. ft  
(189.24 sq. m)



First Floor  
Approximate Floor Area  
1017 sq. ft  
(94.48 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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# Southburgh

SERENITY, HISTORY, COMMUNITY,  
AND COUNTRYSIDE ADVENTURES



The Breckland village of Southburgh is located 15 miles south west of the city of Norwich and is close to the villages of Reymerston, Hingham and Shipdham. Southburgh church, St Andrew, has a distinctive tower and spire that stands proud above the trees and is a welcoming church, open for worship. It should be noted that there are superb off-road horse riding facilities in the area.

Norwich, located 15 miles from Southburgh, is an ancient city steeped in a millennium of history. It has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

The nearby village of Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.



## Note from Sowerbys



“Over four acres (stms) of space to breathe, grow and truly unwind.”



### SERVICES CONNECTED

Mains electricity. Oil fired central heating. Private water source. Drainage via treatment plant.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:- 0780-0201-0404-7094-1210

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: ///grazes.exits.blindfold

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# SOWERBYS

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