



THE STORY OF

Landguard House

Erpingham, Norfolk

SOWERBYS



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Landguard House

The Street, Erpingham, Norfolk
NR11 7QB

Impressive Detached Residence in
a Quiet Rural Village Setting

Recently Renovated Throughout to a
Meticulous, Turn-Key Standard

Elegant Blend of Period Features
and Modern Finishes

Formal Reception Rooms and Open-Plan Living

Kitchen with Adjoining Utility Room

Four Bedrooms and Two Bathrooms

Principal Suite with Dressing Room and En-Suite

Separate Lodge Providing
Ancillary Accommodation

Additional Outbuildings, Including
Stables and a Workshop

Set Within More Than an Acre of
Private, Beautifully Maintained Gardens
with a Spring-Fed Pond (STTP)

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Recently renovated throughout to a meticulous standard, the property offers a rare opportunity to acquire a true turn-key home, blending modern comfort with timeless character.

The house provides a versatile arrangement of spacious formal reception rooms alongside open-plan living areas, well suited to both entertaining and everyday life. Period features have been carefully retained and enhanced, adding character and a sense of continuity throughout.

“This home provides a natural balance between considered interiors and a setting that invites you to slow down and enjoy it.”

At the heart of the home is a bright, generously proportioned kitchen, complemented by a practical utility room. The first floor offers four well-proportioned bedrooms and two bathrooms, including a principal suite with a dressing room and en-suite.

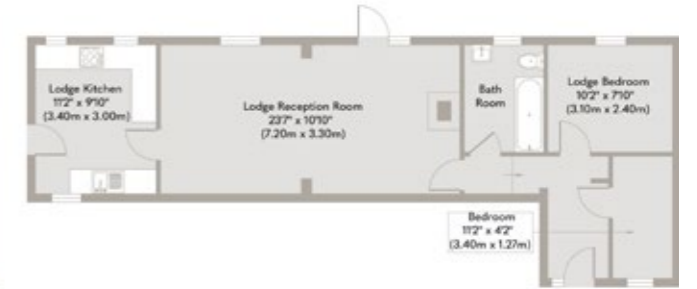
Set within more than an acre (STMS) of private, beautifully maintained gardens, the grounds are a particular highlight. A natural spring-fed pond adds to the setting, while a separate lodge provides useful ancillary accommodation. Further outbuildings include stables and a workshop, offering flexibility for a range of uses.

Landguard House represents an opportunity to enjoy considered countryside living in a carefully restored and adaptable home.





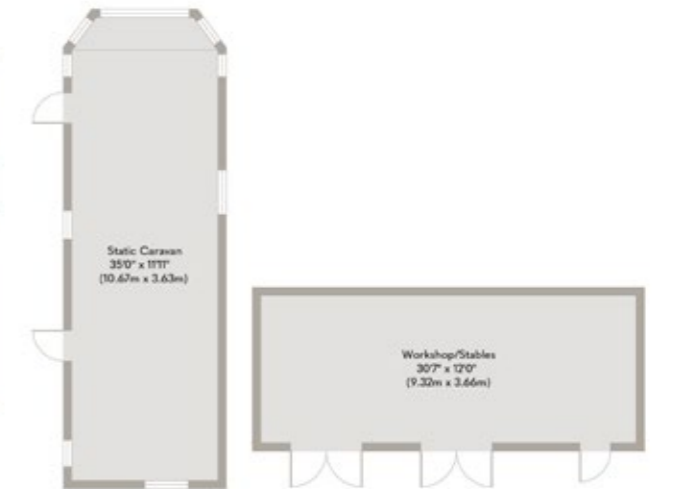
First Floor
Approximate Floor Area
1063 sq. ft
(100.61 sq. m)



Annexe
Approximate Floor Area
699 sq. ft
(64.93 sq. m)



Ground Floor
Approximate Floor Area
1683 sq. ft
(156.35 sq. m)



Outbuilding
Approximate Floor Area
811 sq. ft
(75.34 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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Erpingham

QUIET COUNTRY LIVING



Erpingham is a charming village located in North Norfolk, with a rich history and a warm community atmosphere.

Erpingham boasts a close-knit community where neighbours often become friends. The village hosts various local events and gatherings, fostering a strong sense of belonging and community spirit.

Surrounded by beautiful Norfolk countryside, Erpingham provides stunning views and plenty of outdoor activities. There are numerous walking and cycling paths that allow residents to explore the picturesque landscapes, making it an excellent place for nature enthusiasts.

While Erpingham is a peaceful village, it's conveniently located near larger towns such as Aylsham and North Walsham, which offer a wider range of shops, schools, and healthcare facilities. It's easy to access everything you need while enjoying the tranquillity of village life. The local schools are well-regarded, providing children with solid educational foundations.

Living in Erpingham offers a blend of peaceful rural life and community spirit, making it a fantastic choice for anyone seeking a slower pace of life without sacrificing access to essential amenities. Whether you're a young family, a professional, or retiring, Erpingham has something to offer for everyone.



Note from Sowerbys



“There’s a quiet rhythm to life here, where the surroundings shape the pace of the day and the house becomes part of that wider landscape.”



SERVICES CONNECTED

Mains water and electricity. Drainage to be confirmed. Heating to be confirmed.

COUNCIL TAX

Main House: Band E. Annexe: Band A.

ENERGY EFFICIENCY RATING

Main House: E. Ref:- 0855-2859-7097-9798-7711

Annexe: 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: ///proofs.ourselves.second

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.

SOWERBYS

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