



THE STORY OF

1 Norwich Road

Stoke Holy Cross, Norfolk

SOWERBYS



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Stoke Holy Cross, Norfolk
NR14 8AB

Wonderful Versatile Accommodation

Bright and Airy Sitting Room, Open
Plan Sitting Room and Kitchen

Second Kitchen/Bedroom and Two
Further Ground Floor Bedrooms

Two First Floor Bedrooms and Shower Room

En-Suite and Family Bathroom

Seperate Utility Room, Garage
and Driveway with Parking

Established Gardens and Raised
Terrace with Fine Views

Garden Room

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com

This wonderful home is located on the edge of the popular village of Stoke Holy Cross, nestled on the banks of the Tas Valley and enjoying superb countryside views. The accommodation internally is very flexible and would suit multi-generational living, a self-contained annexe or simply a complete family home. The property has undergone a programme of renovations and extensions by the current owners.

To the front, there is a lovely sitting room with a bay window and feature fireplace. A former bedroom was adapted as a second kitchen with a wide range of storage units and workspace. This could easily be removed and returned to a bedroom. There is also a modern family bathroom and second bedroom.

To the rear is a bright and spacious open-plan kitchen and sitting room, with a wide range of storage units and workspace, as well as a central island unit. Double doors lead out onto the raised deck, which really does take advantage of the great views. There is also an en-suite bedroom with, again, fine views. Completing the ground floor is an integral garage and utility room.

The first floor is home to two further bedrooms and a modern shower room.

Outside, to the front, there is a gravelled driveway providing plenty of parking and access to the garage. The grounds have been well landscaped and established over time. To the front, mature planting provides a great sense of privacy.

To the rear, a wonderful raised deck takes advantage of the great views. Steps lead down to a lawn with a central rectangular deck, ideal for entertaining friends and family during the warmer months. There is also a raised-bed kitchen garden, wildlife pond and a greenhouse tucked into the corner of the plot.





The renovation of the house gave us much better views and brought us even closer to nature, with kites, kestrels, swans and buzzards regularly visible around us.





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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Stoke Holy Cross

A VIBRANT COMMUNITY
TO CALL HOME

Stoke Holy Cross is a well-regarded village situated approximately five miles south of Norwich, offering a blend of countryside surroundings and convenient access to the city. The village has a strong community feel and benefits from a range of amenities including a primary school, village store, village hall with pop up post office, takeaway and regular bus services, alongside easy access to the A47 and A140.

The village is particularly well known for its dining destinations, including The Wildebeest and Stoke Mill, both popular across the region for their food and riverside settings. The surrounding countryside and nearby River Tas provide pleasant walking routes and open green spaces to enjoy throughout the year.

Nearby Norwich combines historic character with modern city living and is recognised as one of the UK's most complete medieval cities. Landmarks including Norwich Cathedral, Norwich Castle and the city's cobbled lanes sit alongside a thriving retail, dining and cultural scene.

Shopping options range from major retailers at Chantry Place to independent boutiques, cafés and restaurants within the Norwich Lanes, an area widely recognised for its independent business community. The city also hosts a busy calendar of cultural events, including the annual Norfolk & Norwich Festival, attracting performances and exhibitions from across the UK and beyond.

Norwich further benefits from excellent educational facilities, direct rail services to London Liverpool Street and an international airport, while the North Norfolk coast and Broads National Park remain within easy driving distance. Stoke Holy Cross therefore offers the advantage of village living with straightforward access to one of the region's most vibrant and historic cities.



Note from the Vendor



Countryside Views

“The views across the valley and river from the deck and the long room at the back are something we’ve particularly loved about the house.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas and air source heating.

COUNCIL TAX

Band E.

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: ///stubborn.sunbeam.heckler

AGENT’S NOTE

The property is currently awaiting building regulation sign off.

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SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

