



THE STORY OF  
**Valley House**  
*Tasburgh, Norfolk*

**SOWERBYS**



THE STORY OF

# Valley House

Low Road, Tasburgh, Norfolk  
NR15 1LT

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Substantial Modern Home

Sitting Room with Double-Sided Woodburner

Modern, Well-Fitted Kitchen/Breakfast Room

Dining Room and Study

Utility Room and Cloakroom

Five First Floor Bedrooms

Modern Family Bathroom and En-Suite

Double Garage and Secure Parking

Superb Sandstone Terrace

Lawn, Specimen Trees and Established Hedging

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Valley House is an exceptional modern residence, beautifully presented and designed for effortless contemporary living. From the moment you arrive, a handsome brick boundary wall and elegant wrought iron gates set the tone, opening onto a generous gravelled driveway. Tucked away from the road, the property enjoys a wonderful sense of privacy and seclusion.

Inside, the home offers spacious, light-filled accommodation with a welcoming, airy feel throughout. The impressive sitting room is a true focal point, centred around a charming double-sided wood-burning stove and opening seamlessly onto the rear terrace - perfect for indoor-outdoor living. The thoughtfully remodelled kitchen/breakfast room provides an inviting space for both everyday living and entertaining, with ample room for dining and direct access to the terrace.

For more formal occasions, the well-appointed dining room is ideal, while a separate study offers a peaceful setting for working from home. A practical utility room and a stylish cloakroom complete the ground floor.

Upstairs, a generous landing leads to five well-proportioned bedrooms, each offering comfort and flexibility. Four are served by a contemporary family bathroom, while the principal bedroom benefits from its own modern, well-fitted shower room. The landing itself presents excellent potential - whether as a sixth bedroom or a tranquil reading or relaxation space.





It's essentially convenient country living in a modern and comfortable house.





We love the views of the garden, and the trees beyond, with lots of colour throughout the seasons.





Outside, the sense of privacy continues. To the front, the enclosed setting provides both security and ample parking, along with access to the double garage, part of which has been cleverly converted into a versatile work or games room. Established hedging frames the property, with pathways leading through to the rear garden.



The rear garden is a delightful retreat, featuring a beautiful sandstone terrace - ideal for alfresco dining and entertaining - alongside a sweeping lawn, mature specimen trees, and well-established boundaries, creating a serene and picturesque outdoor space.





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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# Tasburgh

COUNTRYSIDE CALM, EVERYDAY  
CONVENIENCE



Tasburgh is a conveniently located village set a few miles to the south of Norwich, enjoying an attractive countryside setting while remaining well connected. The village lies within easy reach of Wymondham and the A11, providing straightforward access to Norwich and beyond. The Suffolk border is approximately eight miles to the south, making this a practical location for those commuting towards Cambridge or London Stansted.

Norwich and Diss both offer direct mainline rail services to London, with journey times of around 90 minutes, ensuring Tasburgh remains highly accessible for commuters. For leisure, residents are well placed to enjoy the coast, with the north-east Norfolk coastline and the Suffolk seaside towns of Southwold and Aldeburgh each around 20 miles away.

Set within the valley of the River Tas, the village has a strong sense of history. Tasburgh Earthworks, believed to date from the medieval period, lie close to the Church of All Saints and form a distinctive local feature, reflecting the origins of the village as a fortified settlement.

The village also benefits from a variety of outdoor spaces and recreational facilities. Burrfield Park provides a peaceful and accessible wildlife area, while the nearby ancient defensive grounds offer attractive parkland walks. A playground and skate park located close to the village hall further contribute to the village's community appeal.



## Note from the Vendor



“The house and gardens are very private, with a calm, secluded feel. It’s just a really peaceful place to live, which we’ll genuinely miss.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 9248-4093-6268-8950-1294

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: /// grows.nightlife.force

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# SOWERBYS

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