



THE STORY OF

Hillcrest

Barnham Broom, Norfolk

SOWERBYS

Oh
hello



THE STORY OF

Hillcrest

Honingham Road, Barnham Broom
NR9 4DB

Detached Period Property

Four/Five Bedrooms

Three Reception Rooms

Utility Room

En-Suite to Principal Bedroom and
Two Further Bathrooms

Potential for Multi-Generational Living

Idyllic Norfolk Countryside and Church Views

Double Garage

Outline Planning For a Single
Storey Rear Extension

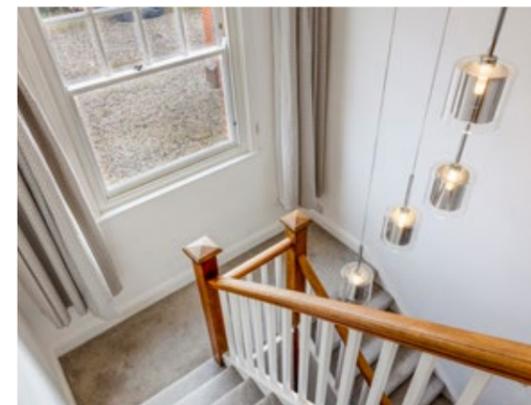
Over One Acre of Land (STMS)

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Upon entering Hillcrest, you are welcomed by an exceptionally spacious entrance hall, currently arranged as a secondary sitting room, where the owners naturally gather around the fire in the winter months. This impressive introduction leads to three reception rooms, a ground floor shower room and the staircase.

The principal sitting room enjoys a bay window overlooking the delightful garden – a subtle nod to the home’s name – and features a charming brick-built fireplace, creating a warm and inviting atmosphere. The dining room, complete with a fireplace and inset log burner, flows into the modern kitchen, ideal for hosting, while a practical utility room to the rear provides garden access.

A particularly versatile room completes the ground floor. Currently used as a study, it was designed with multi-generational living in mind and could easily serve as a ground floor bedroom, with a shower room opposite. This ‘wing’ offers potential to be closed off for privacy, and there is scope to extend further, subject to the necessary consents.

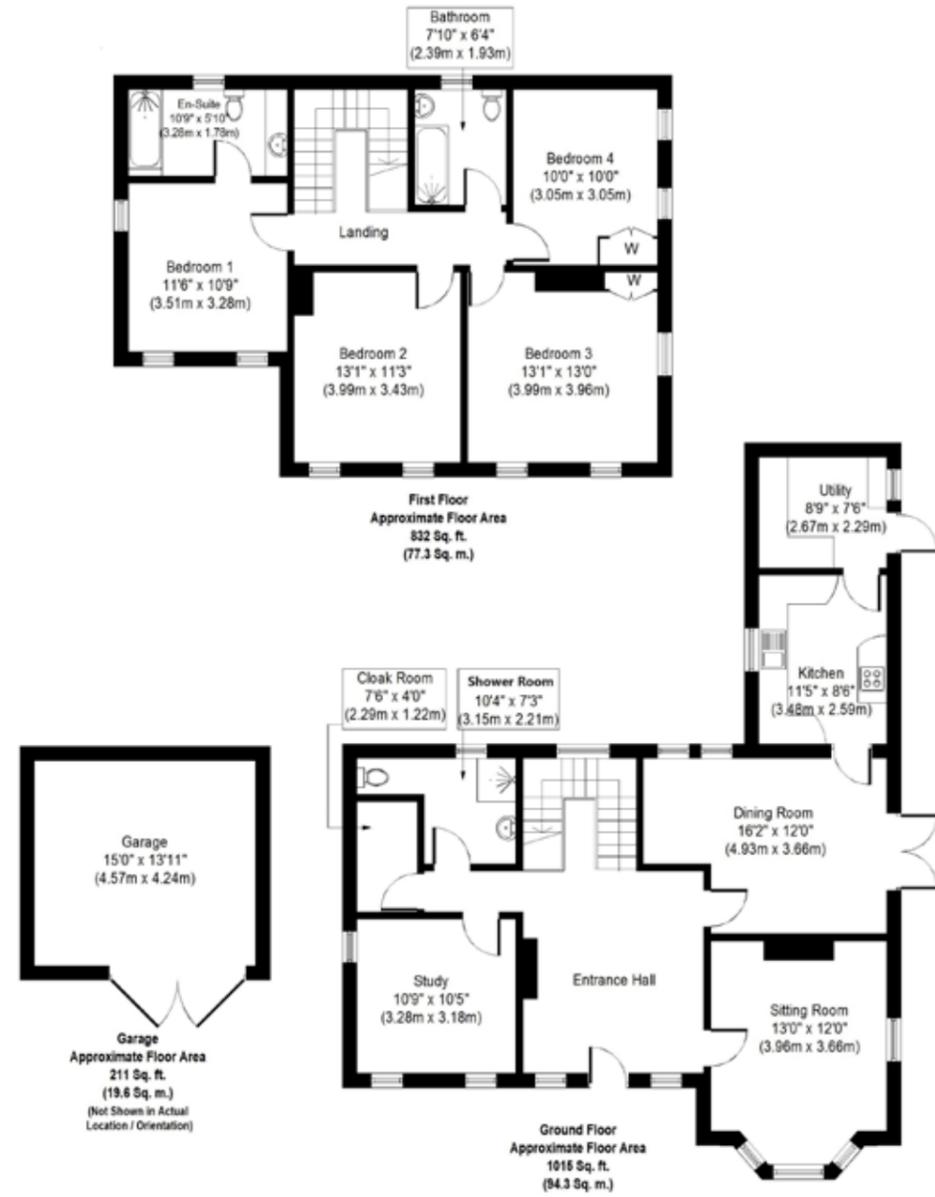
Upstairs are four well-proportioned bedrooms, three enjoying far-reaching views across the Norfolk countryside. The principal bedroom benefits from an en-suite, with the remaining rooms served by the family bathroom.

Set within just over an acre (stms), the grounds include space for growing vegetables, distant views of the church and ample room for family life outdoors. A double garage and generous shingle driveway provide parking for several vehicles. There is further potential to extend by infilling the existing ‘L’ shape, subject to the relevant permissions.



The house was built in 1925, commissioned by the owners of the Old Hall, and we are the fourth family to have lived here.





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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Barnham Broom

RURAL CHARM WITH LOCAL AMENITIES

Barnham Broom is a distinctive South Norfolk village, offering a balanced rural lifestyle within easy reach of both city and countryside. Positioned about 9 miles west of Norwich and 4 miles north-west of Wymondham, it provides excellent connectivity for commuting, culture and amenities without compromising on tranquillity.

Life in Barnham Broom centres on genuine village life. The local shop and post office meet everyday needs, while The Bell Inn on Bell Road is a favourite gathering place for relaxed lunches and evening meals with neighbours. The village's primary school and village hall ensure strong community rhythms, and regular activities help bring people together.

Just outside the main settlement lies the renowned Barnham Broom Hotel & Country Club, with two 18-hole golf courses, leisure and fitness facilities, spa and award-winning brasserie, a hub for sport, socialising and wellness that adds a distinctive lifestyle dimension to the area.

For day-to-day shopping, cafés and a broader selection of independent boutiques, Wymondham and Norwich are easily accessible, with Norwich's historic centre offering theatres, galleries, restaurants and boutique shops. The surrounding countryside invites walking, cycling and country pursuits, while the Norfolk Coast and Broads are within comfortable day-trip reach.

Barnham Broom offers a lifestyle defined by community spirit, everyday practicality and access to outstanding leisure and cultural experiences, making it an appealing choice for families, professionals and those seeking a fulfilling Norfolk way of life.



Note from the Vendor



“A rural environment and lots of space to enjoy wildlife.”



SERVICES CONNECTED

Mains water and electricity. Septic tank. Central heating via bio mass pellet boiler to wet radiator system. Wet underfloor heating to kitchen and utility room.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2064-1190-2295-7935.

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: ///lunged.acquaint.credit

AGENT'S NOTE

Outline planning for a proposed single storey rear extension, extending 6.5m from the rear wall of the original dwelling house, with a maximum height of 4.00m and an eaves height of 2.30m planning ref number is 2022/1604. Please contact Sowerbys for further information.

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.

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