



THE STORY OF

# Greenhoe

*Swaffham, Norfolk*

**SOWERBYS**



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# Greenhoe

Norwich Road, Swaffham, Norfolk  
PE37 8DD

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Approximate 2.2 Acre Plot (STMS) Offering  
a Rare Town-Edge Lifestyle Opportunity

Substantial Detached Residence Providing Over  
3,000 Sq. Ft. of Versatile Accommodation

Flexible Layout with Multiple Reception Rooms  
Suited to Family Living and Home Working

Six Well-Proportioned Bedrooms Including  
Principal Suite with En-Suite Facilities

Outdoor Heated Swimming Pool Enhancing  
the Lifestyle Appeal of the Grounds

Extensive Range of Outbuildings Totalling  
Around 1,029 Sq. Ft. (STPP)

Ideal For Multi-Generational Living or  
Small Business Use, Subject to Consents

Convenient Position Within Walking  
Distance of Swaffham Town Centre

Excellent Road Links with Easy Access to the A47

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Set on the outskirts of Swaffham town centre, Greenhoe presents an increasingly rare opportunity to acquire a substantial lifestyle property extending to approximately 2.2 acres (stms), combining generous accommodation, extensive outbuildings and the convenience of a well-connected market town location. With over 3,000 sq ft of versatile living space, this is a home that readily adapts to modern family life, home working or multi-generational living, while offering excellent scope for future enhancement.

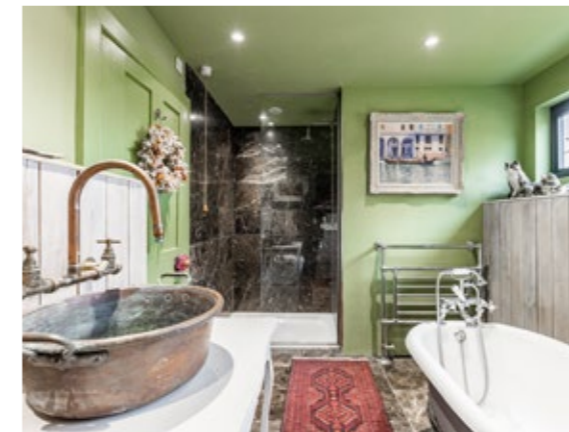
Positioned along Norwich Road, the property enjoys a pleasing balance between open surroundings and everyday accessibility. Swaffham's amenities, schooling and transport links are within comfortable reach, while the A47 provides straightforward access to Norwich and King's Lynn. This setting makes Greenhoe particularly appealing for those seeking space without sacrificing convenience.

The main residence offers well-proportioned accommodation arranged over two floors, with flexibility at its core. The ground floor is centred around a large living and dining room, providing an ideal hub for both family gatherings and entertaining. Additional reception rooms include a snug and a separate study, allowing for quieter spaces or dedicated home-working environments. The kitchen/breakfast room is generous in scale, complemented by an adjoining pantry and utility room, ensuring practicality for everyday living. The layout allows for both open, sociable living and more defined rooms, with clear potential for reconfiguration or modernisation to suit individual tastes and requirements.



A thoughtful arrangement of reception rooms that lends itself to both entertaining and everyday living.





To the first floor, six bedrooms are arranged around a central landing, reflecting the scale and adaptability of the house. The principal bedroom benefits from its own en-suite facilities, while further bedrooms are served by family bathroom accommodation. One of the rooms offers ideal use as an additional office, nursery or guest bedroom, reinforcing the flexibility of the overall layout. Whether accommodating a growing family, visiting guests or extended family members, the upstairs arrangement is well suited to a variety of needs.

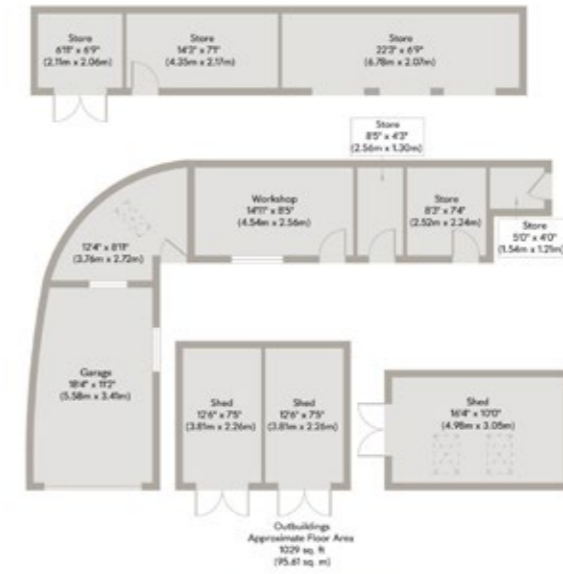
Outside, the grounds extend to approximately 2.2 acres (stms) and form a key part of the property's appeal. The land provides a broad canvas for a range of lifestyle pursuits, from gardening and outdoor recreation to equestrian or small-scale agricultural interests, subject to the usual consents. An outdoor heated swimming pool adds a further lifestyle element, creating a private space for relaxation and entertaining during the warmer months. The grounds also offer scope for further landscaping or amenity use, allowing incoming owners to tailor the setting to their own vision.

A comprehensive range of outbuildings significantly enhances the offering. These include a garage, workshop and multiple storage areas, alongside several detached sheds and ancillary buildings. In total, the outbuildings extend to approximately 1,029 sq ft, providing excellent opportunities for storage, workshops, studios or potential conversion for business or ancillary use (stpp). The scale and variety of these buildings will particularly appeal to buyers seeking space beyond standard residential requirements.



Greenhoe represents a compelling combination of town-edge convenience and countryside scale. With substantial accommodation, extensive outbuildings and a generous plot, it offers a flexible and practical proposition for purchasers seeking space, versatility and long-term potential in one of Norfolk's most popular market towns.





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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# Swaffham

AN HISTORIC MARKET TOWN  
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



## Note from Sowerbys



“Extensive grounds that invite a variety of outdoor interests, from leisure to more active pursuits.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

### COUNCIL TAX

Band G.

### 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: ///shapes.vans.browser

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# SOWERBYS

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