



THE STORY OF

Harvey House

Northwold, Norfolk

SOWERBYS



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Harvey House

56 Hovells Lane, Northwold
Norfolk IP25 5LX

Charming Detached Period Cottage
Full of Character and Style

Plot Extending to Just Under a
Quarter of an Acre (STMS)

Beautifully Landscaped Norfolk
Country Cottage Gardens

Open Field Views to Both the Front and Rear

Two Generous Double Bedrooms
with Built-In Wardrobes

Principle with En-Suite Bathroom,
Including a Luxurious Roll-Top Bath

Stunning Garden Room with Vaulted
Glazed Roof and Garden Outlook

Dual Vehicle Access From Hovells
Lane and Church Lane

Detached Garage with Electric Door and Private Parking

Edge-of-Village Setting Offering Peace, Privacy
and Countryside Walks From the Doorstep

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Harvey House is a charming and beautifully maintained Norfolk cottage, set beneath wide open skies with fields stretching to both the front and rear. Occupying a plot of just under a quarter of an acre (STMS), the property offers a wonderful sense of peace, privacy and connection to the surrounding countryside.

Approached via Hovells Lane, the attractive whitewashed façade is framed by colourful cottage-style gardens, while a detached garage and private parking provide practical convenience. A second access from Church Lane leads to an additional area of grassland, further enhancing the property's sense of space.

Inside, the home combines period character with modern comfort. The welcoming accommodation includes well-proportioned reception rooms and a light-filled garden room with a striking glazed roof, enjoying lovely views over the mature gardens. The kitchen is complemented by a useful pantry/utility area and a study nook, ideal for home working.

Upstairs, there are two generous double bedrooms, both have use of a sumptuous shower room, while the principal bedroom features a beautifully appointed bathroom with a free-standing roll-top bath. Built-in wardrobes to both rooms, provide excellent storage.

Outside, the delightful gardens are a particular highlight, with winding paths, established planting, mature shrubs and climbing roses creating a quintessential cottage garden setting. An oak-framed pergola draped in wisteria provides the perfect spot for outdoor dining and relaxation.

Situated on the edge of the well-regarded village of Northwold, Harvey House enjoys a peaceful rural setting while remaining within easy reach of local amenities, countryside walks and Norfolk's renowned coastline.



Charming, characterful
and surrounded by
glorious private gardens.





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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Northwold

A PEACEFUL RURAL VILLAGE
WITH HISTORIC CHARM

Northwold is a civil parish in the English county of Norfolk, lying on the edge of the Norfolk Fens and Breckland. Close to Thetford Forest, the rural village offers local shops, traditional pubs, and a welcoming village community.

Approximately 20 miles away, King's Lynn sits on the banks of the River Great Ouse and has been an important centre of trade since the Middle Ages. Its rich history is reflected in the many listed buildings that line the historic quarter, particularly along King Street, once known as "Stockfish Row" and described by Sir John Betjeman as one of the finest walks in England.

With Cambridge, Peterborough, and Norwich all within around an hour's drive, and direct rail services to London King's Cross taking approximately 1 hour 40 minutes, King's Lynn remains popular with commuters and families alike. The town offers a mix of high street retailers, independent restaurants, cultural venues, and leisure attractions, including the Majestic Cinema, the Corn Exchange, and the historic St George's Guildhall.

To the west of the town, elegant Georgian architecture surrounds The Walks, a Grade II listed historic park spanning 17 hectares. Nearby, The Red Mount, once a stopping point for pilgrims travelling to Walsingham, offers views across the surrounding parkland.



Note from the Vendor



“Quintessential cottage charm in a breathtaking rural setting.”



SERVICES CONNECTED

Mains water and electricity. Drainage via a private septic tank. Oil fired central heating and a log burner. Underfloor heating to the ground floor.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref: - 2172-1311-0914-8611-1111

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: ///shower.lyricist.offer

AGENTS NOTE

The property benefits from dual access, to the front from Hovells Lane and to the rear from Church Lane.

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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