



Sewells Lane, Howe - NR15 1HG

**STARKINGS
&
WATSON**

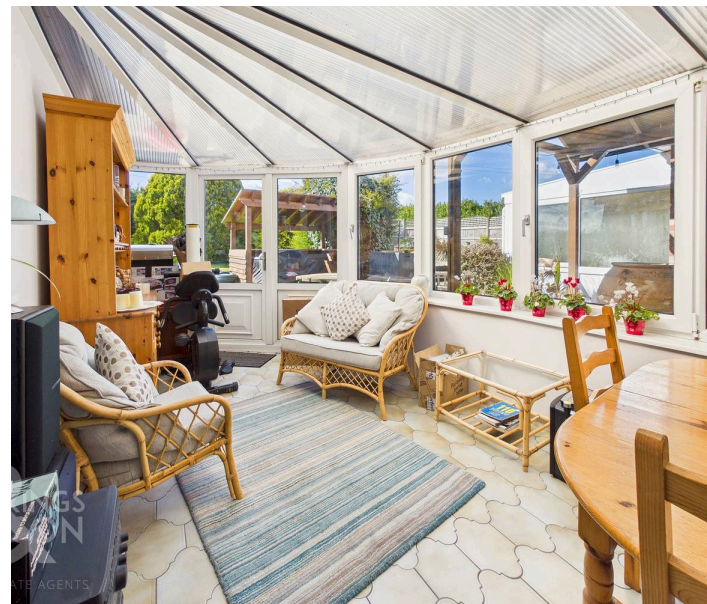
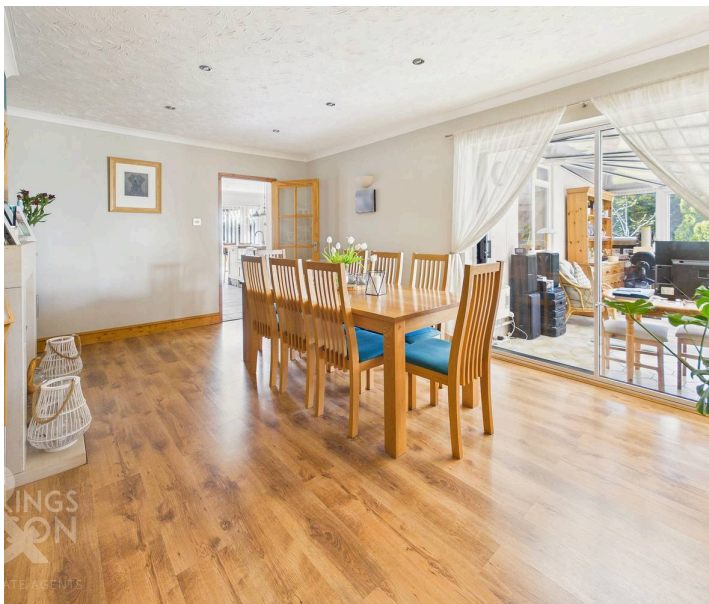
HYBRID ESTATE AGENTS



Sewells Lane

Howe, Norwich

NO CHAIN. A RARE OPPORTUNITY presents itself with this EXCEPTIONAL DETACHED CHALET STYLE HOME, with a SWIMMING POOL and ANNEXE - set on an impressive 0.75 ACRE PLOT (stms) in a tranquil rural setting with FIELD VIEWS. Boasting a SUBSTANTIAL 3529 SQ. FT. (stms) of versatile accommodation, this property seamlessly blends spacious family living with the potential for lucrative business ventures. The MAIN RESIDENCE features a HIGH SPECIFICATION KITCHEN complete with a striking CENTRAL ISLAND, premium appliances, and TWO SEPARATE UTILITY SPACES, ideal for modern family life. FOUR GENEROUS RECEPTION ROOMS including a SITTING ROOM, DINING ROOM, conservatory and SNUG provide ample space for entertaining and relaxation, while THREE WELL-PROPORTIONED BEDROOMS offer comfort and privacy, alongside the LUXURY FAMILY BATHROOM and first floor SHOWER ROOM. The SELF-CONTAINED ANNEXE, perfect for multi-generational living or guest accommodation, offers TWO DOUBLE BEDROOMS, a living area, kitchen and independent access. The showpiece of the property is the SENSATIONAL 12M INDOOR HEATED SWIMMING POOL, housed within its own 2274 SQ. FT. (stms) BUILDING, complete with DEDICATED CHANGING ROOMS and a large car park - presenting a UNIQUE BUSINESS OPPORTUNITY to let the pool separately or enjoy as a private leisure facility.



THE GREAT OUTDOORS are equally impressive, with WRAP AROUND GARDENS framing the property and offering PANORAMIC FIELD VIEWS in every direction. Designed for both relaxation and recreation, the beautifully landscaped grounds feature expansive lawns, mature borders, and a variety of seating areas perfect for al fresco dining or summer gatherings.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- 3529 Sq. ft (stms) Detached Chalet Style Home with Annexe
- Self Contained 12m Swimming Pool in a 2274 Sq. ft (stms) Building
- Approx. 0.75 Acre Plot (stms)
- High Specification Kitchen with a Central Island & Two Utility Spaces
- Four Spacious Reception Rooms & Three Bedrooms within the Main Home
- Two Bedrooms & Living Space within the Self Contained Annexe
- Wrap Around Gardens with Panoramic Field Views

The rural hamlet of Howe is located between Brooke and Poringland, on the outskirts of Norwich. Offering a rural and secluded location, but convenient for access, and within walking distance to the local Pub. The neighbouring village of Brooke is situated approximately eight miles South of Norwich, with facilities including a regular bus service, primary school, farm shop, post office, garage, popular walks and village hall.

SETTING THE SCENE

The property is approached via an 'in and out driveway' with twin timber five bar gates opening up to a large



The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities and a supermarket.

THE GRAND TOUR

Heading inside the hall entrance greets you with wood effect flooring underfoot and stairs rising to the first floor galleried landing. A front facing window floods the room with excellent natural light, with doors leading off to the ground floor bedroom accommodation, dining room and formal sitting room. The sitting room enjoys dual aspect views to front and side, with fitted carpet underfoot and a feature fireplace creating a focal point to the room. Full height windows and uPVC double glazed French doors open up to the raised timber deck seating area. Heading into the dining room which creates the heart of the home, this spacious entertaining room offers a further feature fireplace and wood effect flooring underfoot. Sliding patio doors open up to the conservatory whilst a door takes you to the kitchen. Having been updated and modernised to include a central island and solid wood work-surfaces, ample storage can be found throughout, with side facing windows and French doors flooding the room with excellent natural light. An inset ceramic butler sink is recessed within the central island which also forms a breakfast bar. Integrated cooking appliances include an inset gas hob with tiled splash-backs and an extractor fan, with a built-in eye level electric oven, built-in electric double oven and microwave combination. Integrated appliances include a wine cooler and dishwasher with doors leading off to the utility room and inner lobby. The utility room offers further matching storage with space for a washing machine and tumble dryer, tiled flooring flowing underfoot, whilst a side facing window and door lead out to the garden. The side lobby includes further storage space currently housing an American style fridge freezer, floor standing oil fired central heating boiler and built-in storage cupboard. A door takes you to the ground floor family bathroom, having been re-fitted and modernised to offer a luxury feel with a five piece suite including twin hand wash basins set within a large vanity unit, free standing rolled top bath with mixer shower tap and a walk-in shower cubicle with a thermostatically controlled twin head multi-jet shower with tiled splash-backs, heated towel rail and tile flooring. The conservatory extends the living space offering a variety of uses with further windows and doors taking to the rear garden. A snug room leads off the dining area with stripped wood flooring underfoot and a rear facing window providing a seamless link to the annexe if required. Finally, a ground floor bedroom leads off the hall entrance with stripped wood flooring, range of built-in storage units and uPVC double glazed window to front offering panoramic field views.

Heading upstairs, the large galleried landing offers a velux window to front providing an ideal home office or study space, with built-in storage, and doors leading off to two bedrooms. The rear facing bedroom enjoys a range of velux windows for natural light with fitted carpet underfoot. The second bedroom is finished in a similar style and design with a velux window and door to a loft storage area. A first floor shower room can be found with a white three piece suite including a walk-in shower cubicle with tiled splash-backs and tile effect flooring.

The annexe can be accessed from the ground floor snug with an inner hall finished with fitted carpet and built-in storage. Two bedrooms lead off the hall both finished with fitted carpet and front facing uPVC windows overlooking open fields with a range of built-in wardrobes. A family bathroom sits opposite with a five piece suite including a panelled bath and walk-in shower cubicle with useful storage under the hand wash basin, tiled walls and heated towel rail. The main sitting room includes a feature fireplace creating a focal point to the room with fitted carpet underfoot, double glazed sliding patio doors taking you to the rear garden and a door taking you to the kitchen. Fully fitted with a range of wall and base level units, and including integrated cooking appliances with an inset electric ceramic hob and built-in eye level electric oven, space is provided for a fridge freezer, dishwasher and washing machine. A door takes you to the conservatory entrance which allows for independent living within the annexe if required or a further seating area with tiled flooring underfoot and dual aspect uPVC windows.

Detached from the property, the heated 12m x 6m concrete and tiled swimming pool has a depth of some 1.6m at the deepest end, and is housed within its very own complex. Having been successfully let for a number of years, the complex includes shower and changing facilities, along with a porch entrance and toilet facilities. A plant room forms part of the complex.

FIND US

Postcode : NR15 1HG

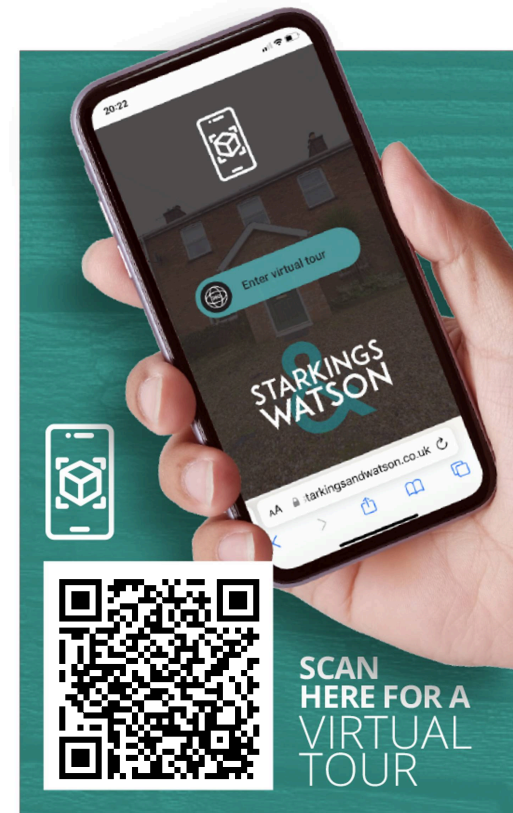
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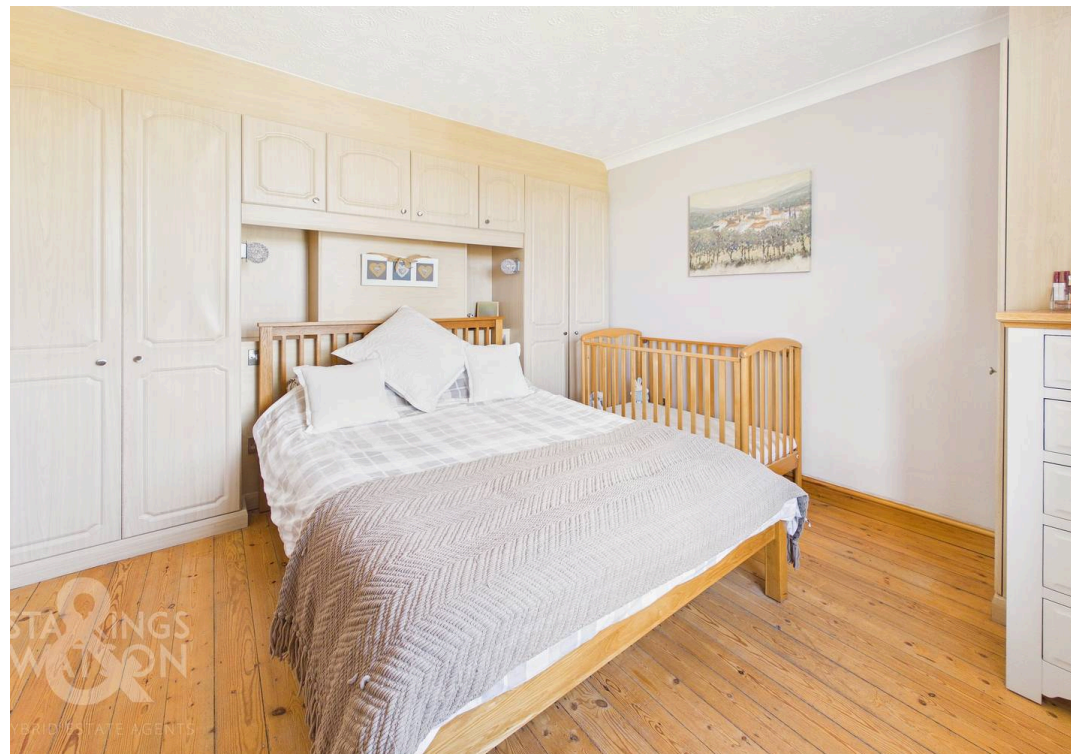
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

We understand a planning condition prohibits a long term let of the annexe. The property uses one electric supply, with sub meters to the main property, annexe and swimming pool. A septic tank is used for drainage. The swimming pool is heated using a dedicated oil fired central heating boiler, with a further oil boiler for the house and annexe combined, using one oil tank as a supply.

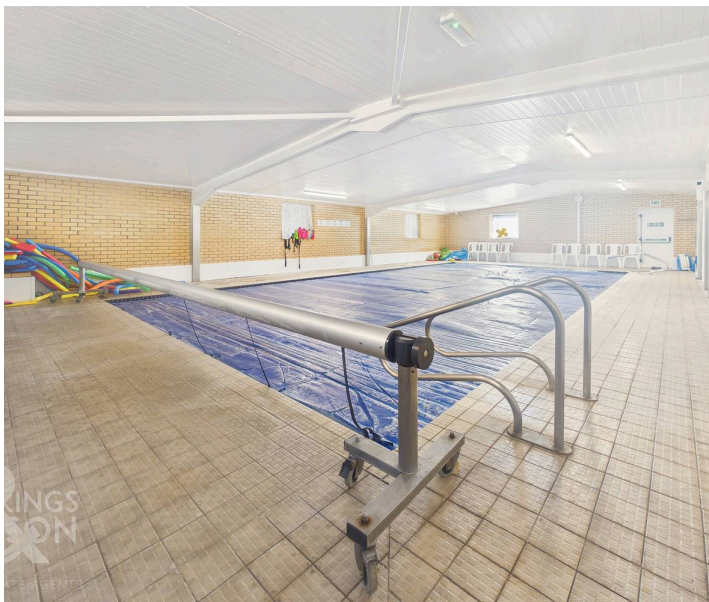






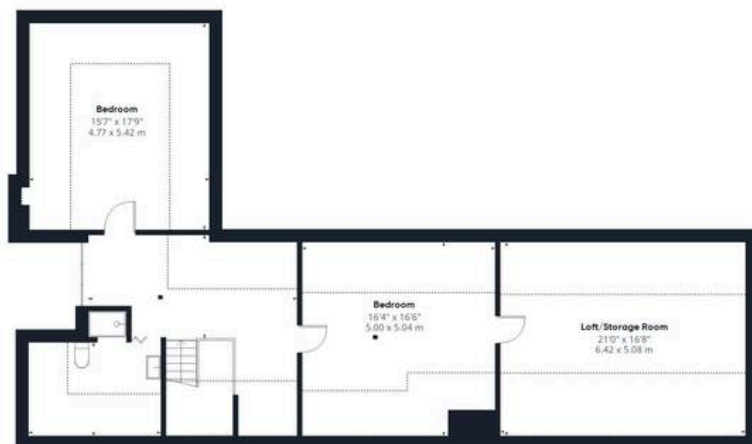
THE GREAT OUTDOORS

The property sits to the centre of the 0.75 acre plot (stms), with gardens wrapping around to the side and rear. The main lawned garden sits to the side, along with a timber decked area which leads out from the sitting room and Kitchen. Enjoying panoramic field views, a working garden with raised beds and a variety of fruit trees can be found, along with space for a green house. High level hedging screens the swimming pool, with a patio seating area running across the width of the property. The annexe enjoys its own enclosed garden space, finished with a patio and shingled expanse, enclosed within hedging and fencing. A further garden and storage space sits to the side of the swimming pool.

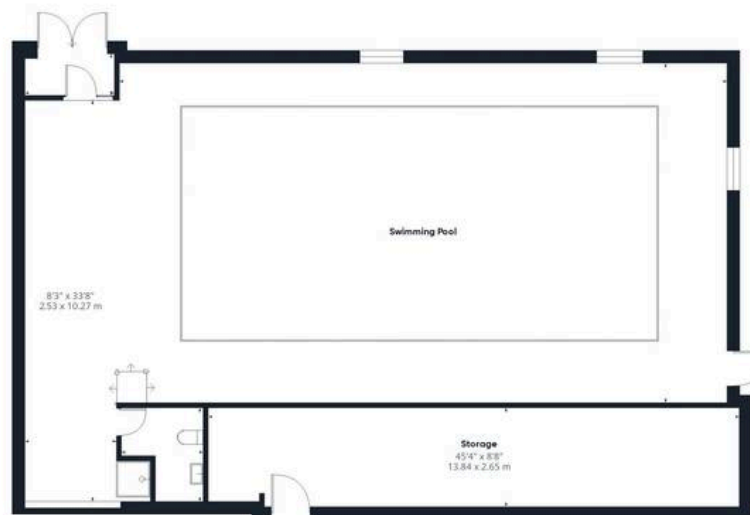




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

5803 ft²
539.1 m²

Reduced headroom

618 ft²
57.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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