



THE STORY OF

Ark House

Weasenham, Norfolk

SOWERBYS



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Weasenham, Norfolk
PE32 2ST

Detached Family Home on Over
One Third of an Acre (STMS)

Stunning Open Field Views

No Onward Chain

Four/Five Double Bedrooms

Impressive Open Plan Kitchen/
Living/Dining Area

Separate Sitting Room and
Additional Reception Spaces

Flexible Ground Floor Bedroom, Office or Gym

Family Bathroom with Bath and
Large Walk-In Shower

Automatic Gated Driveway, Oak-
Framed Carport and Double Garage

Landscaped Gardens with Spacious Terrace
and Versatile Room Above Garage

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Set along a quiet country lane and framed by open Norfolk countryside, Ark House offers a refined rural lifestyle where space, privacy and design come together effortlessly. Occupying a generous plot of over 1/3 of an acre (STMS), this beautifully crafted home enjoys uninterrupted views across surrounding fields, creating a true sense of escape while remaining perfectly suited to modern family living.

Originally built in 1994 and thoughtfully extended in 2020, the home has been thoughtfully reconfigured to create a light-filled and highly versatile living environment designed for both relaxed everyday living and stylish entertaining. Characterful details such as exposed brickwork and timber beams are beautifully balanced by low-profile expansive sliding doors, allowing natural light to pour into every corner and seamlessly connect the interior with the surrounding landscape. At the heart of the home is an impressive open-plan kitchen/living/dining space stretching close to 40ft, perfectly suited to modern family life and entertaining alike.

The home offers a wonderful balance of sociable open-plan living alongside more intimate reception spaces, including a cosy triple-aspect sitting room centred around an inviting open fireplace. Flexible additional accommodation to the ground floor provides excellent versatility and could serve as a downstairs bedroom, home gym, studio or office depending on individual requirements.



A home defined by
quiet calm and peaceful
surroundings.





Upstairs, four generous double bedrooms are arranged around a bright landing, a space equally suited to a reading area or further home office. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a beautifully appointed family bathroom complete with both a bath and large walk-in shower.

Outside, the gardens have been thoughtfully landscaped to create a private and tranquil setting. A broad terrace spans the width of the house, offering an ideal setting for al fresco dining and summer gatherings, stepping down to a well-kept lawn bordered by open countryside. The sense of seclusion is enhanced by mature planting, subtle lighting and a carefully designed layout.

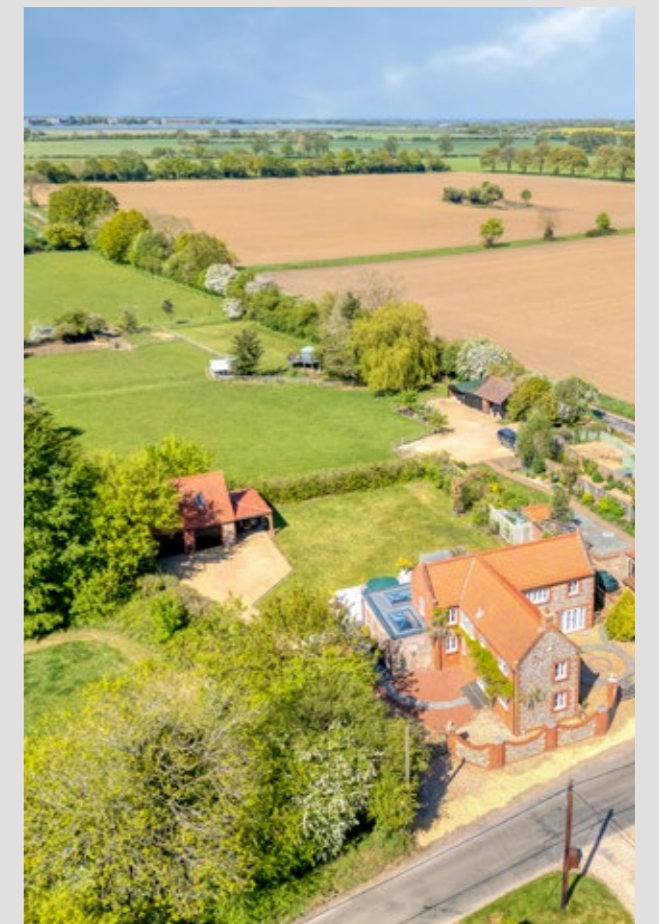
Approached via automatic gates, the property enjoys an impressive sense of arrival with a substantial driveway providing extensive parking. Complementing the main house, a substantial double detached garage adds further flexibility alongside an adjoining oak-framed carport. Above the garage, a spacious room offers endless possibilities, whether as a games room, studio or home office.

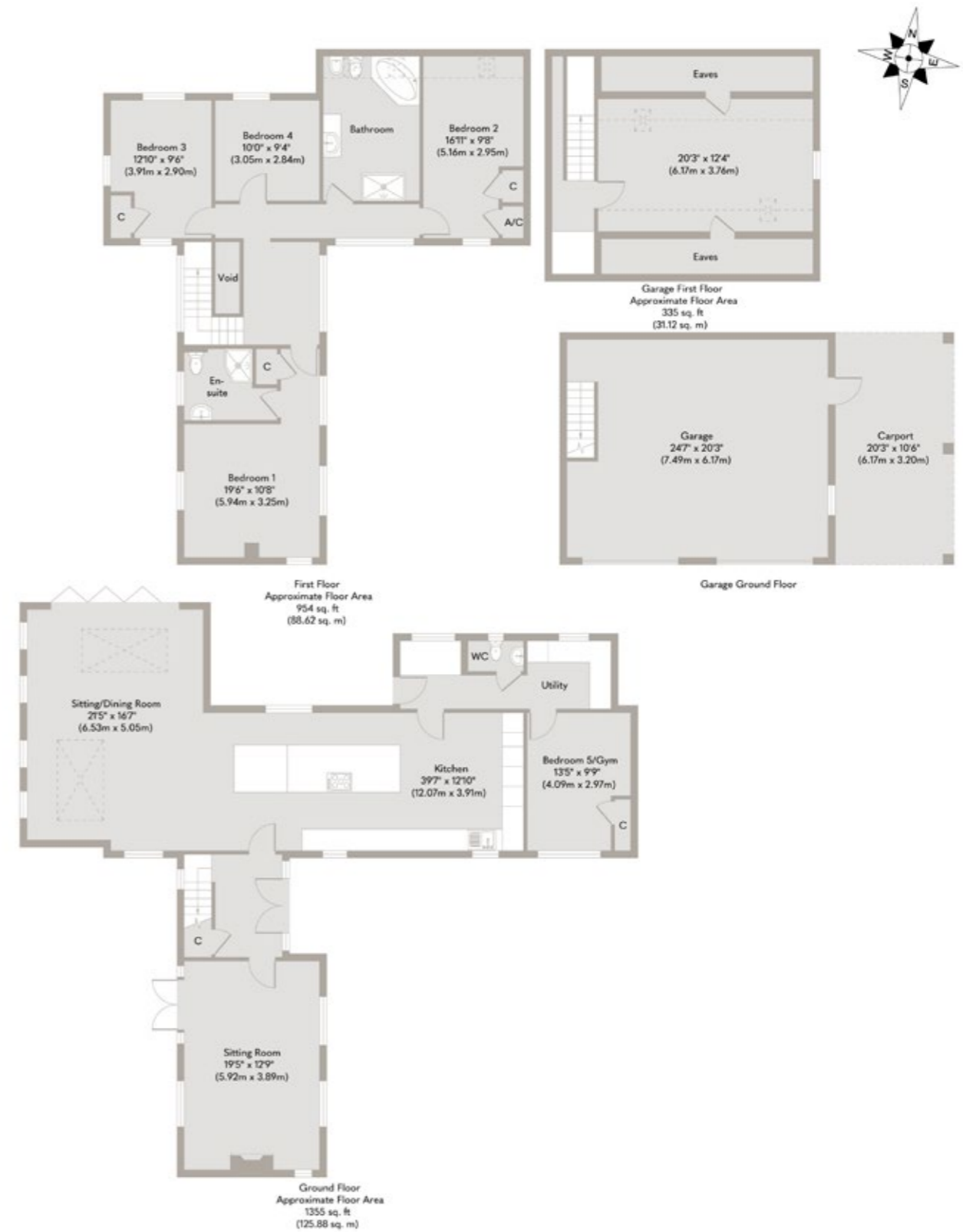
Ark House presents a rare opportunity to enjoy countryside living in a home that combines comfort, style and adaptability, all offered with the added benefit of no onward chain.





An idyllic backdrop of greenery and open skies, perfect for al fresco living.





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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Weasenham

A VIBRANT COMMUNITY
TO CALL HOME



Being only seven miles from Fakenham, and little over 10 miles from Wells-next-the-Sea, this countryside spot offers the very best of both worlds.

Split into two, Weasenham comprises Weasenham All Saints and Weasenham St Peter, each named after their historic churches. The village enjoys glorious surrounding countryside and a wonderfully peaceful rural setting.

In nearby Fakenham, there is plenty to enjoy, including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a family glass-blowing session at Langham Glass, reconnect with nature at Pensthorpe Natural Park or blow away the cobwebs with a walk around Sculthorpe Moor Nature Reserve.

Foodies are particularly well catered for, with locally farmed meat, fresh produce and award-winning Mrs Temple's cheese available at the nearby Walsingham Farm Shop. For dining out, enjoy the long-established The Ostrich Inn, indulge in Michelin Bib Gourmand dining at Sculthorpe Mill, or visit the ever-popular The Dabbling Duck, renowned for its relaxed atmosphere and excellent seasonal menu.

Note from Sowerbys



“A home that balances character and contemporary design, offering both comfort and flexibility.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2834-9560-2105-0115

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: ///prefix.brisk.waxer

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SOWERBYS

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