



THE STORY OF
Thirtles House

Skeyton, Norfolk

SOWERBYS



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Thirtles House

Cross Road, Skeyton, Norfolk
NR10 5AN

Superb Detached Home in Generous Plot

Two Versatile Reception Rooms

Triple Aspect Sitting Room with Fireplace

Bright Garden Room with Countryside Views

Modern Kitchen Breakfast Room

Utility Room and Ground Floor Shower Room

Three Well Proportioned Bedrooms

Principal Bedroom with En-Suite

Integral Garage and Ample Parking

Established Gardens with Terrace and Two Ponds

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Set centrally within its plot and enjoying far-reaching countryside views, this superb detached home offers a wonderful balance of space, light and versatility, perfectly suited to modern family living.

The property immediately impresses with its bright and spacious feel, enhanced by well-proportioned rooms and an abundance of natural light throughout. The sitting room is a particularly striking space, benefiting from a triple aspect that frames the surrounding gardens and views beyond. A working fireplace provides both a focal point and a welcome sense of comfort during the cooler months.

Complementing the main reception is a highly adaptable snug, ideal as a formal dining room, home office or even a ground floor bedroom should the need arise. The garden room is another highlight, offering a peaceful setting to relax or entertain while enjoying uninterrupted views across the beautifully landscaped grounds.

At the heart of the home lies a modern, well-fitted kitchen breakfast room, thoughtfully designed with ample storage and generous work surfaces, along with the added benefit of a walk-in pantry - perfect for additional storage and day-to-day practicality. This is a space that caters effortlessly to both everyday living and social occasions.

A practical utility room sits just off the kitchen, while a contemporary shower room is conveniently located off the hallway. Internal access to the integral garage further enhances the home's functionality and ease of living.



The house has been a wonderful setting for family life, comfortable, light-filled and effortlessly welcoming.





The first floor continues to impress, with three well-appointed bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish and modern family bathroom. Each room enjoys a pleasant outlook, reinforcing the home's connection to its surroundings.

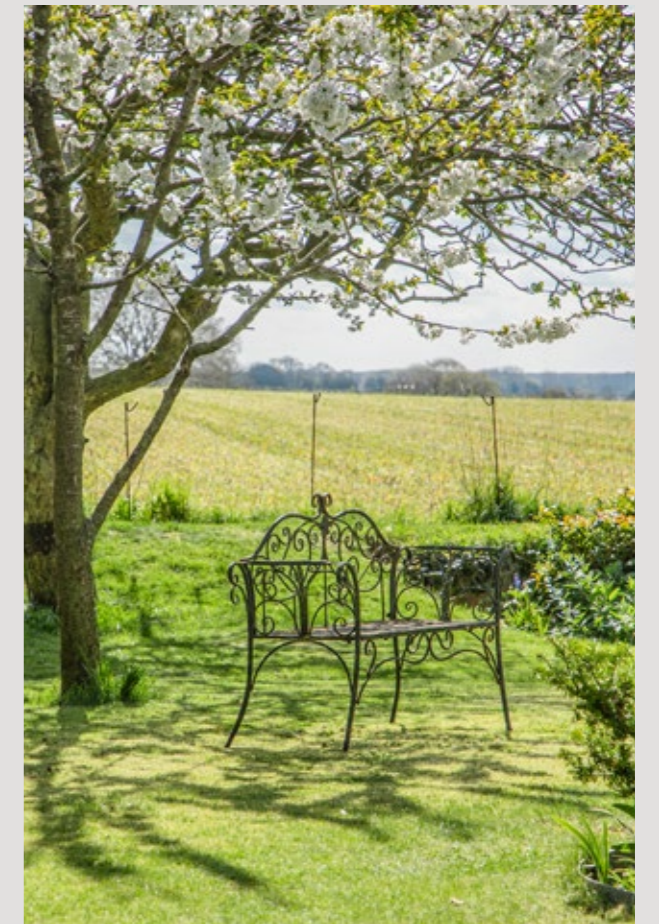
Outside, the approach is both private and inviting, with a five-bar gate opening onto a gravelled driveway that provides ample parking and access to the garage. The grounds are a true feature of the property, clearly having been carefully cultivated and maintained over time. Expanses of lawn are complemented by well-stocked shrub borders, creating colour and interest throughout the seasons.

A sun terrace offers an ideal space for outdoor dining and entertaining, while specimen trees and thoughtfully positioned wildlife ponds enhance the sense of tranquillity. The gardens gently frame the property and maximise the spectacular views across the rolling countryside beyond, providing a constantly changing backdrop.

This is a home that combines practical living with a strong sense of character and setting, offering flexible accommodation. Whether enjoying quiet moments in the garden, hosting family and friends, or simply appreciating the surrounding landscape, the property delivers a lifestyle that is both comfortable and connected to its rural environment.



Our favourite moments
are the simplest,
watching the sun go
down from a deckchair
beneath the umbrella
tree.





First Floor
Approximate Floor Area
792 sq. ft
(73.59 sq. m)



Ground Floor
Approximate Floor Area
1111 sq. ft
(103.17 sq. m)



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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Skeyton

COUNTRY CALM WITH GREAT CONNECTIONS

Tucked away in the picturesque North Norfolk countryside, Skeyton is a peaceful rural village offering the perfect blend of country living and convenient access to nearby amenities. Surrounded by open fields and quiet country lanes, it's ideal for those seeking a slower pace of life without feeling remote.

Just over 10 minutes away is the thriving market town of North Walsham, which offers a range of independent shops, supermarkets, cafés, pubs, and essential services, including a train station with regular links to Norwich and the coast. The historic city of Norwich is less than 30 minutes by car and offers a vibrant mix of shopping, restaurants, entertainment, and rail services to London Liverpool Street.

Aylsham is also very close by and is a particularly attractive and historic market town, well served by local amenities and set close to the renowned Blickling Estate, offering stunning parkland, walks, and a magnificent Jacobean mansion.

Skeyton is also well-placed for exploring the wider delights of Norfolk, including the sandy beaches at Mundesley, Cromer, and Overstrand, and the Norfolk Broads National Park with its tranquil waterways, abundant wildlife, and outdoor activities.

For travel further afield, Norwich Airport is just 12 miles away, offering convenient domestic and international connections, including a quick hop to Schiphol, providing access to a major global hub. With its countryside charm, excellent nearby amenities, and strong community feel, Skeyton offers an idyllic lifestyle within easy reach of Norfolk's best attractions and transport links.



Note from the Vendor



“Moving here changed our lifestyle completely, it brought a slower pace and a deeper appreciation of the Norfolk countryside.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Range cooker with LPG gas hob and two electric ovens. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2460-9640-2226-7121

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: ///towns.seriously.snappy

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SOWERBYS

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