



THE STORY OF

# Church Farm House

*South Burlingham, Norfolk*

**SOWERBYS**



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# Church Farm House

Church Road, South Burlingham, Norwich, Norfolk  
NR13 4EU

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Delightful Former Farmhouse, Brimming with  
Character and Charm

Contemporary Kitchen/Breakfast Room, Perfect  
for Everyday Living

Cosy Sitting Room Featuring an Exposed Brick  
Fireplace and Wood-Burning Stove

Light-Filled Garden Room

Generous Entrance Hall, Creating an Immediate  
Sense of Space and Warmth

Versatile Study, Ideal for Home Working or Quiet  
Retreat

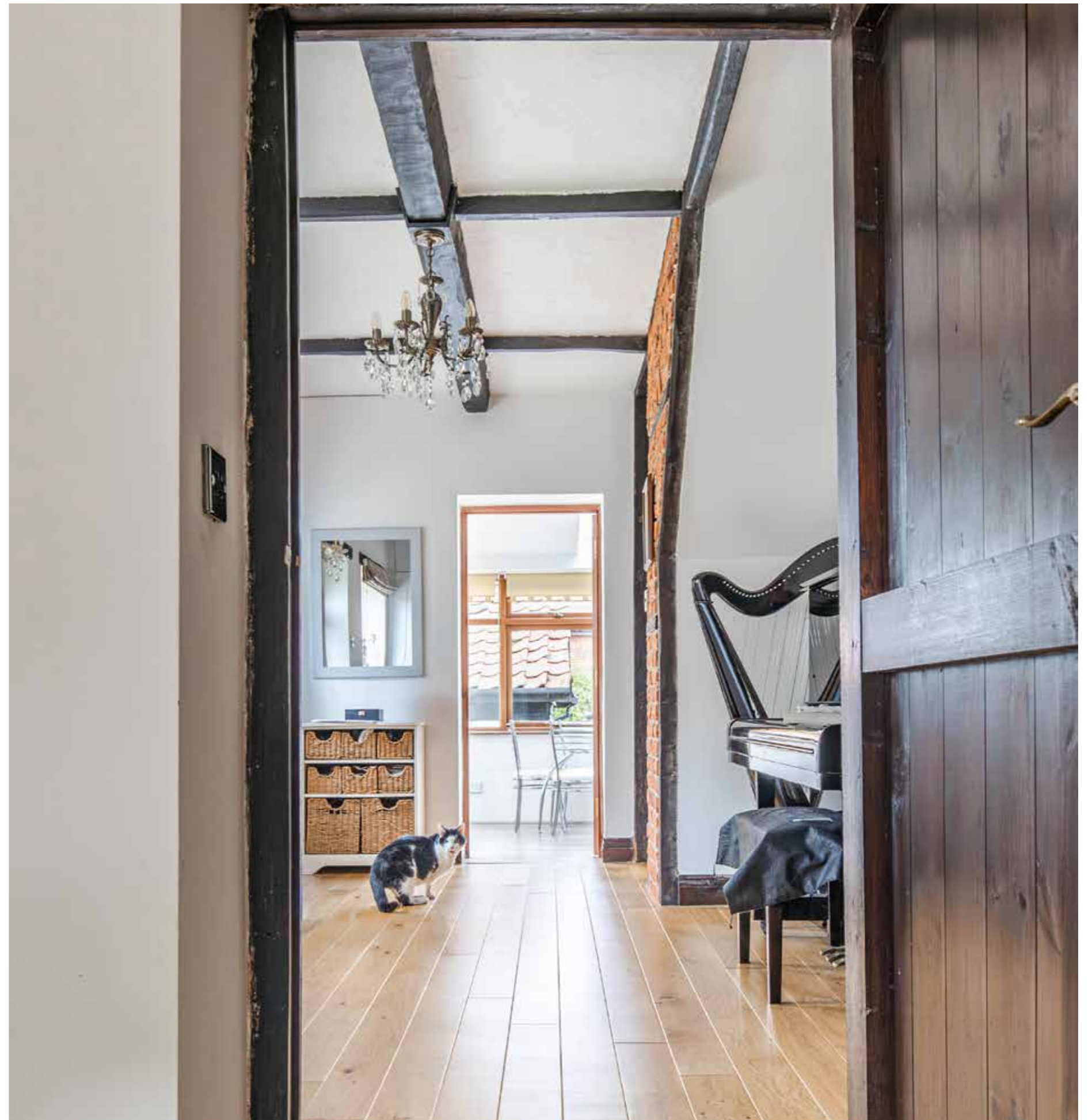
Practical Utility Room

Beautifully Landscaped Garden Providing a  
Tranquil Outdoor Haven

Covered Parking with Easy Access to the Property

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Tucked away in the heart of the Norfolk countryside, Church Farm House is a beautifully presented former farmhouse set in a most picturesque and peaceful location — nestled just opposite the charming parish church of St Edmund. This delightful period home is steeped in character, offering the perfect blend of timeless architecture and contemporary comfort, all set within lovingly landscaped gardens.

From the moment you arrive, the property exudes a warm and welcoming presence. The traditional façade sets the tone for what lies within — a thoughtfully arranged and well-maintained interior that combines charm, light, and space in equal measure.

The sitting room is a particularly inviting space, centred around a wonderful brick fireplace with a wood-burning stove, creating the perfect spot to relax on cooler evenings. At the heart of the home lies a stylish and well-appointed kitchen/breakfast room, designed with both practicality and entertaining in mind. The adjoining garden room is bathed in natural light and offers lovely views over the garden — ideal for summer gatherings or simply unwinding with a book.

Further ground floor accommodation includes a spacious entrance hall, a dedicated study — perfect for home working — a utility room, and a modern ground floor shower room, adding flexibility to the layout.

The garden is a true highlight of this home — beautifully landscaped and planted with a rich variety of mature shrubs and borders. A winding pathway leads from the covered parking area to the front door, guiding you through the garden's tranquil and ever-changing scenery. A well-positioned sun terrace offers the ideal place to relax or entertain, with delightful views of the neighbouring church as your backdrop.





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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# South Burlingham

RURAL CHARM NEAR THE NORFOLK BROADS

Nestled in the heart of the Norfolk countryside, South Burlingham is a picturesque and peaceful village that offers an exceptional quality of life. With its charming rural setting, proximity to the Norfolk Broads, and easy access to the vibrant city of Norwich, this is an area that strikes a rare and perfect balance — ideal for buyers seeking space, serenity, and strong connections.

The village itself is a haven of calm, surrounded by open farmland, mature woodland, and scenic walking routes. Life here moves at a gentler pace, offering the chance to truly unwind and reconnect with nature. Yet, for all its countryside charm, South Burlingham is anything but isolated. Just a few minutes away lies the popular market town of Acle, a thriving local hub offering a range of everyday amenities including independent shops, cafes, a supermarket, doctor's surgery, and a well-regarded primary school. Acle also benefits from a mainline railway station providing direct links to both Norwich and Great Yarmouth, making commuting or day trips straightforward and stress-free.

Perhaps most notably, South Burlingham is set close to the stunning Norfolk Broads National Park, a world-renowned landscape of winding rivers, tranquil lakes, and abundant wildlife. Whether you're a keen sailor, birdwatcher, or simply enjoy waterside strolls, the Broads offer endless opportunity for outdoor leisure and relaxation. Boating towns such as Brundall, Reedham, and Wroxham are just a short drive away, each with their own distinct charm and waterside pubs.

In summary, South Burlingham and the surrounding area present an enviable lifestyle: quiet, safe, and scenic — yet well-connected and rich in amenities. Whether you're looking for a country retreat, a place to raise a family, or simply a change of pace, this charming corner of Norfolk offers a welcoming and rewarding place to call home.



*Note from Sowerbys*



“An enchanting period home in a truly idyllic setting”



## SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 2611-1555-1116-6162-6734

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: ///stumpy.surnames.spoil

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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