



THE STORY OF

# Ashfield House

*East Harling, Norfolk*

SOWERBYS



THE STORY OF

# Ashfield House

Market Street, East Harling, Norfolk  
NR16 2AD

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Highly Desirable Village, with Easy Access to All

Within Close Proximity to Village Amenities

Four Double Bedrooms

Privately Enclosed Plot

Multiple Reception Rooms with  
Open Fire in Sitting Room

Detached Double Garage

Well Presented Throughout

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**SOWERBYS WATTON OFFICE**

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This well-presented four-bedroom detached home is positioned within a quiet cul-de-sac in the sought-after village of East Harling, offering a privacy, space, and everyday convenience. The property represents an excellent opportunity for buyers seeking a substantial family home in a well-connected rural setting.

The house sits on a privately enclosed plot, providing a secure and peaceful environment ideal for families or those who value outdoor space. The setting enhances the overall sense of seclusion while being within close proximity to local amenities, ensuring day-to-day needs are met without compromising on tranquillity.

Internally, the property is well presented throughout and offers generous, flexible living accommodation. The sitting room offers a comforting focal point with its open fireplace, and the multiple reception rooms provide versatile spaces suited to modern lifestyles, whether for entertaining, home working, or relaxing. The layout supports both open family living and more formal arrangements.

All four bedrooms are comfortable doubles, offering a level of accommodation well suited to growing families or buyers looking for additional room for hobbies, office space, or visiting relatives.

Externally, the home continues to impress with a detached double garage, providing secure parking and storage. The enclosed grounds complement the property's overall appeal, creating a private setting that can be enjoyed throughout the year.

East Harling is known for its strong community feel and accessibility. The nearby A11 ensures straightforward connections to larger towns and cities, making the property an excellent choice for commuters while still benefiting from a rural lifestyle. Overall, this is a well-balanced home offering space, privacy, and convenience in a popular Norfolk village setting.





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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# East Harling

A CHARMING NORFOLK SPOT

East Harling, a picturesque village nestled in the heart of Norfolk's Breckland, offers a serene countryside escape with a strong sense of community. Known for its historic charm and natural beauty, East Harling is a sought-after location for those looking to immerse themselves in rural tranquillity.

The village is well-equipped with essential amenities, including a primary school, village hall, local shops, and traditional pubs such as The George and Dragon, where residents gather for a friendly atmosphere and hearty meals. For healthcare needs, East Harling has a GP surgery and a pharmacy, ensuring convenient access to medical services.

Surrounded by scenic landscapes, East Harling is ideal for outdoor enthusiasts. The nearby Breckland Forest offers expansive woodland walks and cycling trails, perfect for exploring nature and enjoying peaceful picnics. Thetford Forest, a short drive away, provides additional opportunities for outdoor activities, including horse riding and birdwatching.

History enthusiasts can visit the historic East Harling Parish Church, renowned for its medieval architecture and intricate stained glass windows. The village also hosts annual events like the East Harling Summer Carnival, a celebration of local arts, crafts, and community spirit.

For those interested in property, East Harling offers a variety of housing options, from quaint cottages to spacious family homes, many with views of the surrounding countryside. Whether you're looking to settle down or seeking a weekend retreat, East Harling provides a peaceful retreat within easy reach of Norwich and Cambridge via nearby road and rail connections.



## Note from Sowerbys



“...a private setting that can be enjoyed throughout the year.”



### SERVICES CONNECTED

Mains electricity, water, drainage and gas. Open fire in sitting room, double glazed throughout.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 5434-5227-8300-0986-6226

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: /// refreshed.isolating.wrenching

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# SOWERBYS

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