



THE STORY OF

# Home Farm House

*Helhoughton, Norfolk*

**SOWERBYS**



THE STORY OF

# Home Farm House

The Street, Helhoughton, Norfolk  
NR21 7BL

---

Beautifully Presented Georgian Farmhouse

Stunning Kitchen from Kitchens Etc.

Three Reception Rooms and Library

Seven Bedrooms

Four Bathrooms

Self Contained Two Bedroom Apartment

Successful Two Bedroom B&B in Converted Barn

Further Flexible Work Space in Converted Barn

---

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

[burnham@sowerbys.com](mailto:burnham@sowerbys.com)





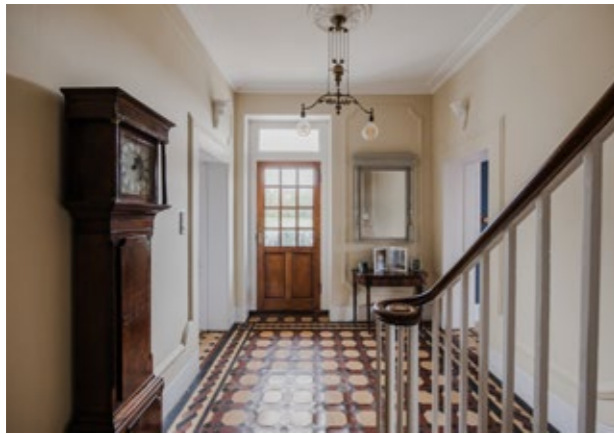
Set on the edge of the quiet and beautiful North Norfolk village of Helhoughton, Home Farm House is a gracious Georgian home whose origins reach back to Tudor times. Like many of the finest period houses, it has evolved gently over the centuries, shaped by successive custodians to create the elegant and highly liveable home seen today.

While there is a formal front entrance, the natural arrival - true to the house's farming heritage - is from the rear. A practical porch provides space for muddy boots before leading directly into the heart of the home: the kitchen dining room. Full of character and warmth, this space is centred around a beautifully crafted island with soft, rounded edges and Home Farm House etched into the wooden worktop. Old and new sit effortlessly together here, with a sleek, professional-quality kitchen by locally renowned Kitchens Etc set against the original pamment tiled floor. Exposed brickwork, revealing the outline of a long-closed window, and ancient beams overhead quietly tell the story of the house's past.

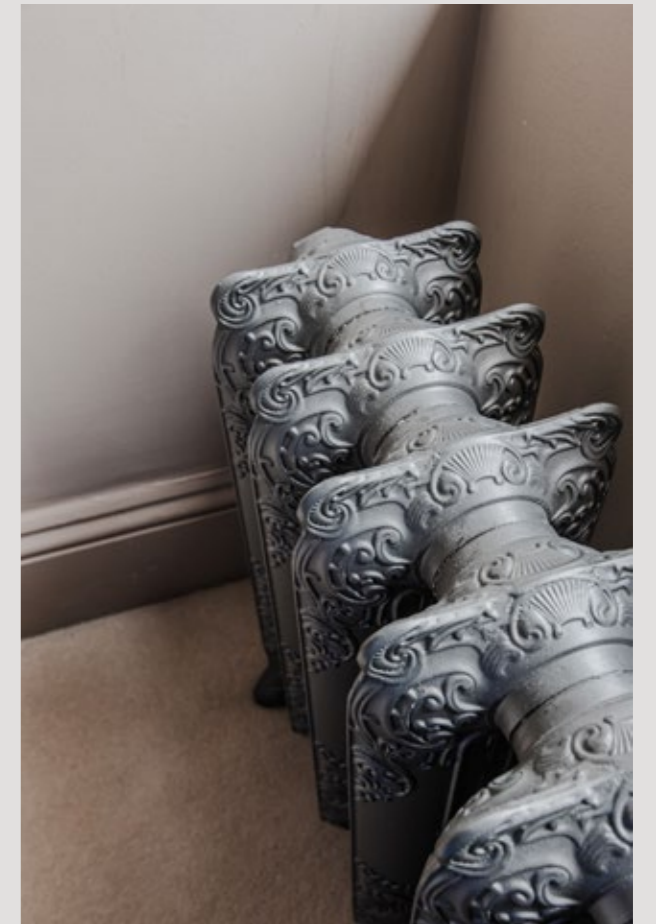
The kitchen's confident design reflects the current owner's long career as a professional chef and the decision to open it through to the adjoining snug, creating a wonderfully fluid living space. In the snug, the Tudor origins are even more apparent, with a deep inglenook fireplace and further exposed beams creating an atmosphere that is both cosy and steeped in history.

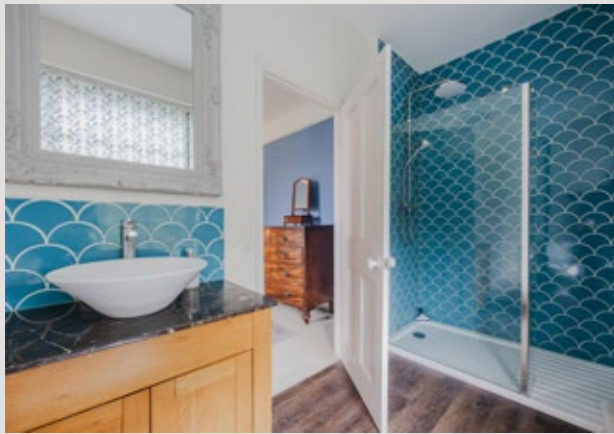
More formal rooms are found at the front of the house, accessed from either side of the grand entrance hall with its tessellated floor and sweeping staircase. The drawing room features an open fireplace, sash windows, original wooden shutters and elegant ceiling heights, while the opposing formal dining room mirrors its proportions and period charm. Both rooms enjoy southerly views across the gardens and rolling countryside beyond.



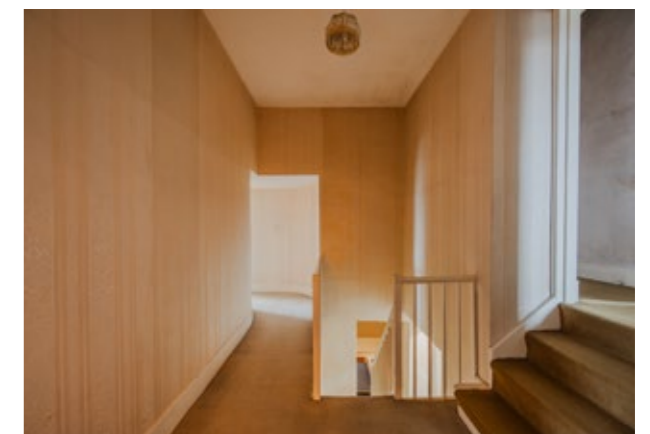


A deeply rooted sense of place, ready for its next chapter.





The first floor provides extensive accommodation with seven bedrooms in total, three with en-suite facilities, alongside a family bathroom. A particular highlight is a discreet, self-contained two-bedroom apartment, accessed via its own private staircase. With its own kitchen and sitting room, it has previously served as a granny annexe and would suit extended family, a live-in housekeeper or independent older children.



To the side of the house, a single-storey L-shaped barn has been imaginatively converted. At one end are two self-contained bedroom suites, each with access to a small, private and dog-proof garden. These have been successfully run as a B&B, benefiting from proximity to Sandringham, Houghton Hall and Thursford. The larger section of the barn has housed a thriving cookery school, now relocating to larger premises, leaving behind a highly versatile space ideal for a studio, games room, wellness retreat or a variety of alternative uses.

Originally purchased as a family retreat from a demanding London career, Home Farm House has naturally evolved over time. While its culinary ventures have flourished, the house itself remains a welcoming and beautifully maintained home. Now impeccably presented and ready for its next chapter, it offers a rare opportunity to enjoy a richly layered period property with exceptional flexibility and a deeply rooted sense of place.



Exceptional flexibility, offering space for family, guests, and independent living.

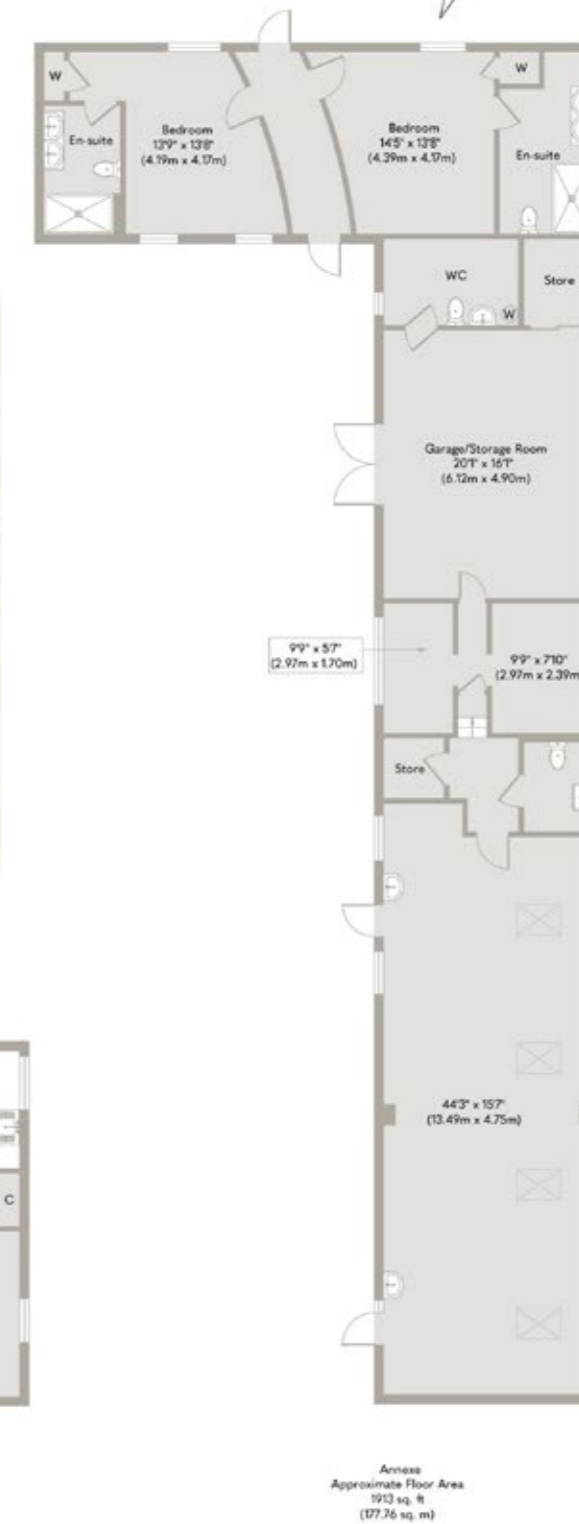
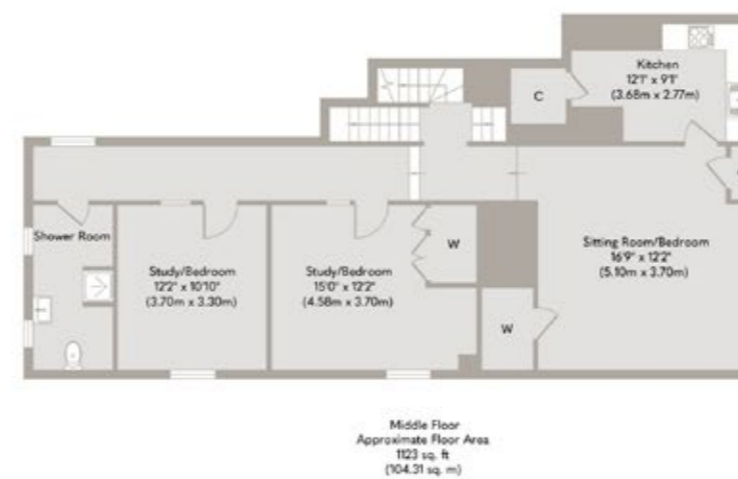
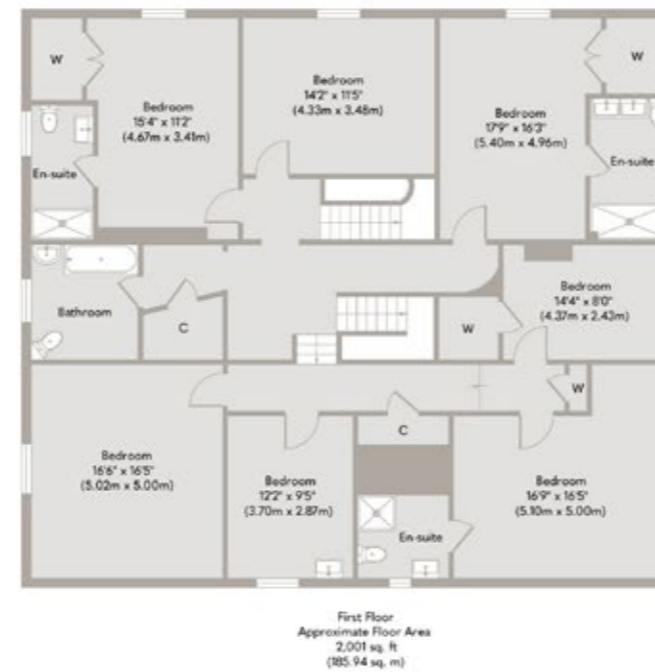
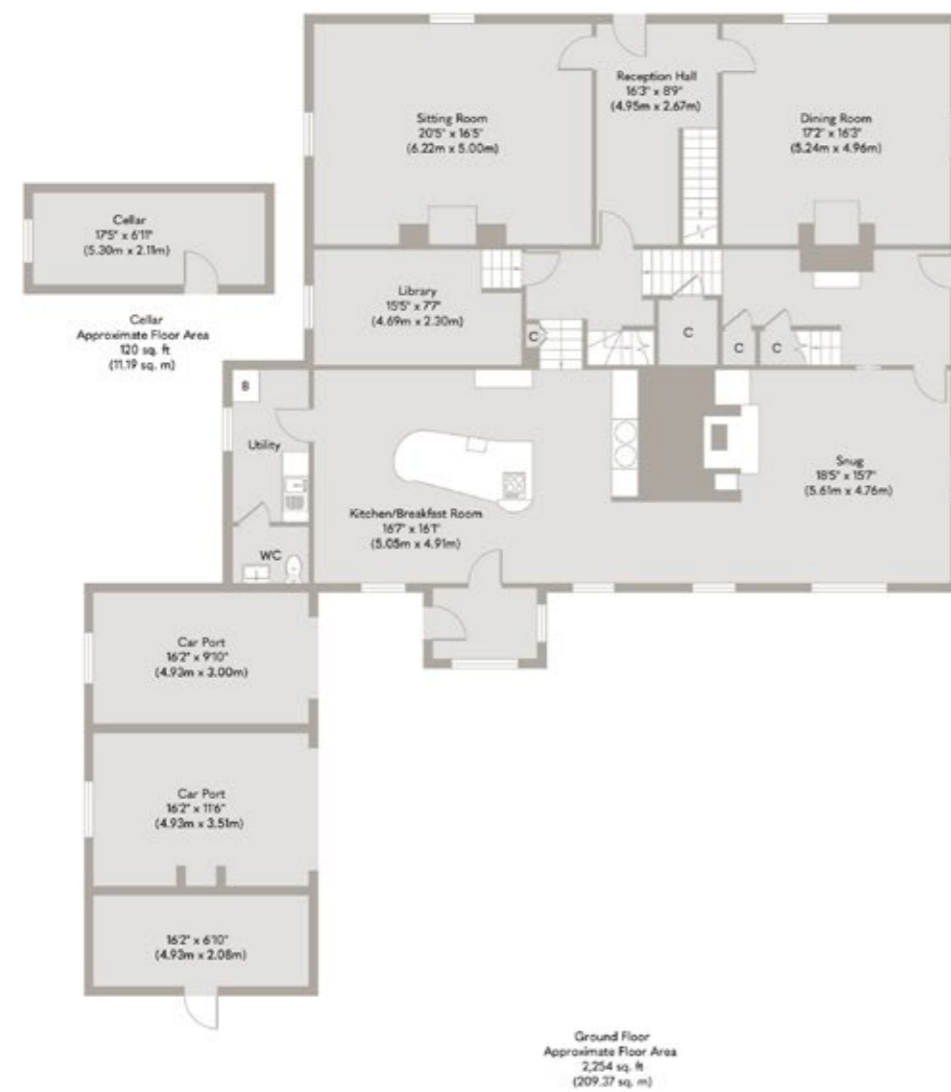






Gardens that frame the house beautifully, offering peace, privacy and open views.





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. Copyright V360 Ltd 2025 | www.houseviz.com

# Helhoughton

A RURAL SETTING WITH A WELCOMING COMMUNITY

Helhoughton is a charming North Norfolk village, known for its peaceful rural setting and strong sense of community. Located around 5 miles north of Fakenham, 12 miles west of Cromer, and approximately 25 miles north of Norwich, it offers a serene yet well-connected base for families, professionals, and those seeking a tranquil countryside lifestyle.

The village benefits from local amenities including a parish church, village hall, and nearby schools, while a wider range of shops, cafés, and services can be found in Fakenham and surrounding villages. Traditional pubs and local eateries provide welcoming social hubs for residents, and community events foster a friendly, inclusive atmosphere.

Helhoughton is ideal for outdoor enthusiasts, with surrounding farmland, quiet lanes, and nearby nature reserves offering walking, cycling, and wildlife-spotting opportunities. The North Norfolk coast, including Cromer and Sheringham with their sandy beaches and wildlife-rich landscapes, is within easy reach for day trips and weekend adventures.

With its peaceful surroundings, strong community spirit, and proximity to both countryside and coast, Helhoughton provides a lifestyle that blends rural charm with practical convenience - perfect for families, professionals, and anyone drawn to North Norfolk living.



## Note from Sowerbys



“A setting where the gardens connect seamlessly with the surrounding landscape.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

F. Ref:-2638-2089-7265-4446-9914

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: ///resonates.resides.cheered

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

