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THE STORY OF  
21 South Walsham Road  
*Acle, Norfolk*

SOWERBYS



THE STORY OF

# 21 South Walsham Road

Acle, Norfolk  
NR13 3EA

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Exceptional Victorian Residence

Five Well Proportioned Bedrooms

Wealth of Period Features

Flooded with Natural Light

Generous Plot to Front and Rear

Stunning Formal Receptions

Impressive Array of Outbuildings

Annexe/Office Studio within Grounds

Discreetly Tucked in the Heart of  
Popular Thriving Village

Short Strolls to Shops and Further Amenities

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A striking Victorian showpiece, set along the highly regarded South Walsham Way in Acle, this red-brick residence offers an exceptional blend of period elegance and modern family living. Approached via a sweeping gravel driveway and framed by mature trees and established planting, the property immediately sets a tone of quiet distinction and privacy.

The façade is rich in character, with decorative bargeboards, tall chimneys and symmetrical proportions typical of its era, while inside, the home continues to impress. High ceilings, original detailing and generous room proportions create a wonderful sense of light and space throughout. The ground floor is thoughtfully arranged for both everyday living and entertaining, with multiple reception rooms offering flexibility for formal and informal use, alongside a well-appointed kitchen and adjoining utility spaces.

Upstairs, the accommodation provides a collection of well-proportioned bedrooms, including a principal suite with en-suite facilities, all enjoying pleasant outlooks over the surrounding gardens. The sense of charm and heritage continues at every turn, with character features carefully preserved and complemented by sympathetic updates.

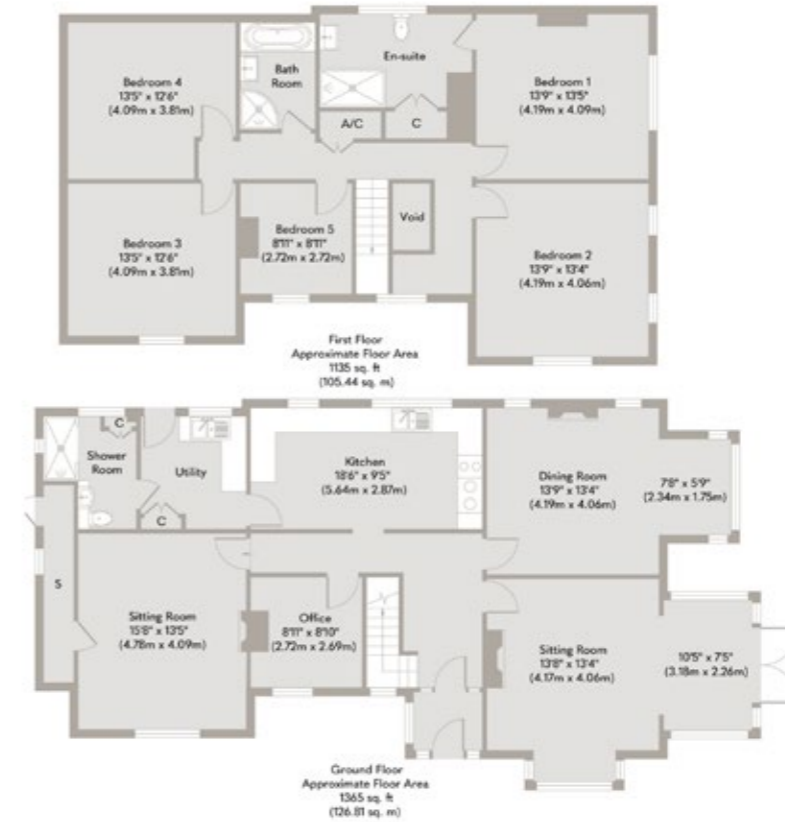
Externally, the gardens are a particular highlight—mature, private and predominantly laid to lawn, interspersed with established borders and specimen planting. A range of outbuildings, including garaging, workshop space and a versatile first-floor studio or bedroom with en-suite, offer excellent ancillary accommodation, ideal for those seeking home working, guest space or creative pursuits. This is a rare opportunity to acquire a home of genuine architectural merit in a sought-after Broadland village setting, combining timeless Victorian character with practical, versatile living.





An exceptional blend  
of period elegance and  
modern family 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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# Acle

A PEACEFUL AND  
WELL CONNECTED VILLAGE



One of the village's main attractions is its proximity to the Norfolk Broads, a vast network of navigable waterways that wind through the surrounding countryside. This makes Acle an excellent base for exploring the area by boat or on foot, with plenty of opportunities for fishing, birdwatching, and other outdoor activities. For those who enjoy the buzz of city life, Norwich is just a short drive or train journey away.



As for the lifestyle you may have living in Acle, it is a peaceful and friendly community with a strong sense of community spirit. The town boasts a range of local amenities, including a supermarket, further shops, pubs, cafés and restaurants, as well as excellent schools and healthcare facilities. Furthermore, there is a library and train station as well as a small weekly market. There are also several parks and nature reserves in the area, including the Acle Marshes Nature Reserve, which is home to a variety of rare bird species.



Overall, Acle offers the best of both worlds - the tranquillity of rural living combined with easy access to the amenities and cultural attractions of a thriving city as well as other parts of Norfolk, with regular bus and train services. Whether you're a nature lover, a city slicker, or simply seeking a relaxed and welcoming community, Acle has something for everyone.



## Note from Sowerbys



“Timeless Victorian character with practical, versatile living.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

House D. Ref:- 2536-8724-0600-0089-0206.

Coach House D. Ref:- 2100-1394-0822-4109-3463

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: ///tweeted.stung.starring

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# SOWERBYS

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