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THE STORY OF  
West End Farmhouse

*Stalham, Norfolk*

SOWERBYS



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# West End Farmhouse

Chapelfield, Stalham, Norfolk  
NR12 9EJ

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Grade II Listed Norfolk Farmhouse

Beautifully Landscaped Walled Garden

Four En-Suite Double Bedrooms

Further One/Two Second Floor  
Bedrooms with Bathroom

Elegant Reception Rooms with Ornate Fireplaces

Stunning Country Kitchen

Flexible Annexe and Garaging

Productive Kitchen Garden and Orchard

Wildflower Meadow and Peaceful Woodland

Exceptional Seasonal Wildlife and Birdlife

Idyllic Setting Within the Broads

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Set amidst the enchanting landscapes of the Norfolk Broads, West End Farmhouse is a timeless home where period charm, beautifully curated gardens and an immersive countryside lifestyle come together in perfect harmony. Grade II listed and thoughtfully restored by the current owners, the farmhouse offers elegant yet comfortable accommodation extending across three floors - with much of the bespoke joinery within the property by renowned Norfolk cabinet maker Simon West - complemented by an impressive range of outbuildings, meadowland and peaceful woodland.

The house itself has evolved sensitively over time, retaining the character and proportions so typical of a Norfolk farmhouse of its era. A variety of receptions create a wonderful balance for modern family life, from the handsome panelled drawing room and generous dining room, both with fireplaces, to the welcoming sitting room that naturally draws everyone together. At the heart of the home lies the kitchen/breakfast room - complete with a wealth of fine cabinetry, and a cosy Aga for the winter months - where garden views and natural light create a wonderfully sociable atmosphere throughout the day.

A glazed link connects the house to a beautifully reimagined range of Victorian outbuildings, now incorporating a pantry cum boot room, utility and WC, while an oak-framed addition links seamlessly to the garage complex. Part of this space has been converted to provide a ground-floor double bedroom with en-suite wet room, lending considerable flexibility and future-proofing to the accommodation.





Upstairs, the bedrooms enjoy every bit as much character and versatility by virtue of excellent proportions. The principal suite has fitted wardrobes and a generous bath and shower room, while two further first-floor double bedrooms each benefit from en-suite facilities. A particularly charming panelled library offers a peaceful retreat and leads through a 'hidden' doorway to the third, beautifully appointed bedroom suite with countryside views and concealed en-suite. The second floor provides two additional double bedrooms, one currently arranged as a home office, together with a family bathroom and extensive attic storage.





Outside, West End Farm truly comes into its own. The walled garden is wonderfully atmospheric, with well-maintained lawns, gravel pathways, lavender borders, clipped yew and hornbeam, deep herbaceous planting and beautifully trained roses softening the warm brick walls. An ornamental pond, summer house and wisteria-clad pergola create secluded corners to enjoy with a good book.

Beyond the walled garden, the kitchen garden, orchard, wildflower meadow and woodland invite a slower pace of life deeply connected to the surrounding landscape. Wildlife flourishes here throughout the seasons; ducklings appear each spring, barn owls and deer are frequent visitors, and remarkably, the owners even spotted a White-tailed Eagle soaring overhead from the garden earlier this year. It is this ever-changing backdrop, together with the privacy, beauty and manageable scale of the grounds, that makes West End Farmhouse such a special and deeply restorative place to call home.





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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# Stalham

## TRANQUIL LIVING ON THE EDGE OF THE BROADS

Located on the northern edge of the celebrated Norfolk Broads, Stalham is a well-served and increasingly sought-after market town that offers an excellent balance of countryside charm and modern convenience. With a proud maritime heritage, Stalham provides a friendly and thriving community, with a range of independent shops, a Post Office, supermarket, medical centre, cafés, and schools - everything needed for comfortable everyday living. Further amenities can be found nearby, including Waitrose at North Walsham, and train stations at Wroxham and North Walsham giving easy rail access to Norwich, and the coast at Cromer and Sheringham.

The surrounding area is a haven for those who enjoy the outdoors. Convenient local footpaths and cycleways include the disused railway line from Stalham to North Walsham, and there are some wonderful wildlife walks including Hickling Broad Nature Reserve, with its breeding Cranes, Bitterns and Swallowtail butterflies. With direct access to the Norfolk Broads National Park, the region is ideal for boating, paddleboarding, fishing and wildlife watching. For those seeking coastal escapes, the unspoilt sandy beaches of Sea Palling, Happisburgh and Waxham are all within a short drive, offering miles of coastline to explore - outstanding for birdwatching, seal watching, and with the renowned Ingham Swan en route.

Further afield, the historic city of Norwich is just over 15 miles to the south, providing a wealth of cultural attractions, boutique shopping, fine dining, excellent private schooling, and mainline rail links to London Liverpool Street, making it ideal for commuters and weekend visitors alike.

Stalham and its surrounding villages provide a wonderful setting for those looking to enjoy the best of Norfolk living - peaceful, well-connected, and rich in natural beauty.



### Note from Sowerbys



“...an ever-changing backdrop, and the privacy, beauty and manageable scale of the grounds, makes it such a special and deeply restorative place to call home.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///photocopy.splinters.feeds

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

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