



THE STORY OF

Orchard House

Reepham, Norfolk



SOWERBYS



THE STORY OF

Orchard House

55 Ollands Road, Reepham, Norfolk
NR10 4EL

Detached Period Home

Imposing Façade

Five Bedrooms

Character Features

Multiple Receptions

Country Kitchen

Conservatory Views

Annexe

Sweeping Driveway

Mature Gardens

SOWERBYS HOLT OFFICE

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Set back from the road and discreetly screened from the activity of village life, the property is approached via a sweeping driveway that provides ample parking and leads to an attractive brick-built three-bay cart shed.

The house immediately impresses with its striking façade and bay-fronted elevations, while inside it retains a wealth of original character, including high ceilings, beautiful fireplaces, and charming period detailing throughout.

Over time, the home has been thoughtfully extended to enhance its practicality for modern living while preserving its traditional warmth and presence. A selection of generous reception rooms offers superb flexibility for both formal entertaining and relaxed day-to-day life, complemented by a large conservatory to the side enjoying views across the front garden. The country-style kitchen forms the heart of the home, centred around a farmhouse table and traditional Aga, creating a welcoming and sociable space.

The main house provides five well-proportioned bedrooms, each offering comfortable accommodation and a pleasant outlook. To the rear, the former school room has been cleverly converted into a contemporary one-bedroom holiday let, currently run as a successful guest retreat. This space could equally serve as an annexe, making it ideal for multi-generational living or those seeking additional income potential.

Surrounding the property, the gardens are a particular delight - mature, private, and richly planted with established trees and shrubs, offering seclusion and colour in every direction. Rarely does a home of such stature, character, and flexibility come to the market, presenting a unique opportunity to acquire a distinguished period residence in one of Norfolk's most desirable settings.



Ground Floor
Approximate Floor Area
1,642 sq. ft.
(152.54 sq. m)



Cellar
9'2" x 6'11"
(2.79m x 2.11m)
Approximate Floor Area
63 sq. ft.
(5.85 sq. m)



First Floor
Approximate Floor Area
1,066 sq. ft.
(100.89 sq. m)



Triple Car Port



Annexe
Approximate Floor Area
437 sq. ft.
(40.59 sq. m)

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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Reepham

A VIBRANT COMMUNITY
TO CALL HOME



Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

Note from Sowerbys



"...the gardens are a particular delight - mature, private, and richly planted with established trees and shrubs..."



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2536-5122-3500-0173-9292

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: ///mimed.linked.suggested

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SOWERBYS

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