



THE STORY OF
Thornton House
Swaffham, Norfolk

SOWERBYS



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Thornton House

17 London Street, Swaffham
Norfolk, PE37 7DD

Stunning Grade II Listed Georgian Home

Prime Position on the Edge of
Swaffham Market Place

Restored and Immaculately Presented Throughout

Retaining Original Period Features
Including Sash Windows and Fireplaces

Elegant Entrance Hall with Flagstone
Flooring and Turning Staircase

Two Spacious Reception Rooms
with Character Features

High Specification Hand-Fitted Kitchen
with Island and Granite Worktops

Three Well-Proportioned Bedrooms

En-Suite to Principal Bedroom
Plus Family Bathroom

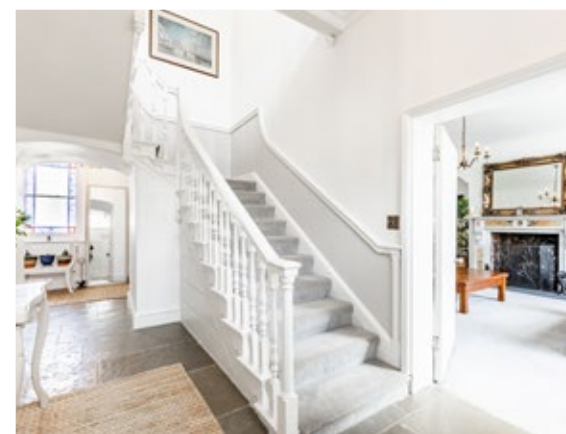
Enclosed Walled Courtyard Garden with
Gated Parking and Planning Permission
to Reinstate Attic Accommodation

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Beautifully positioned on the edge of Swaffham's bustling market place, this impressive Grade II listed Georgian home enjoys a striking façade and a wonderful sense of history. Having undergone a comprehensive restoration around 2020 by skilled local craftsmen, the property is now presented in immaculate condition, seamlessly blending period elegance with refined modern living.

Since purchasing in 2022, the current owners have continued to enhance the home, most notably with bespoke secondary glazing by Storm, further improving comfort while respecting the character of the original sash windows and period features throughout.

Inside, the home retains all the charm of its Georgian origins, with high ceilings, sash windows and a welcoming sense of light and space. A central entrance hall with flagstone flooring and a turning staircase sets the tone, leading to two elegant reception rooms, both featuring fireplaces and tall sash windows with shutters. The dining room also enjoys exposed floorboards and a wood-burning stove, adding warmth and character.

The hand-fitted kitchen sits at the heart of the home, complete with granite work surfaces and a central island, complemented by a utility room, cloakroom and useful cellar.

Upstairs, three well-proportioned bedrooms are arranged around a light-filled landing. The principal bedroom benefits from en-suite facilities, with a further bedroom currently used as a dressing room, served by the family bathroom.





Our home is spacious,
elegant and relaxing.
Moving here have us
more space and a better
quality of life.



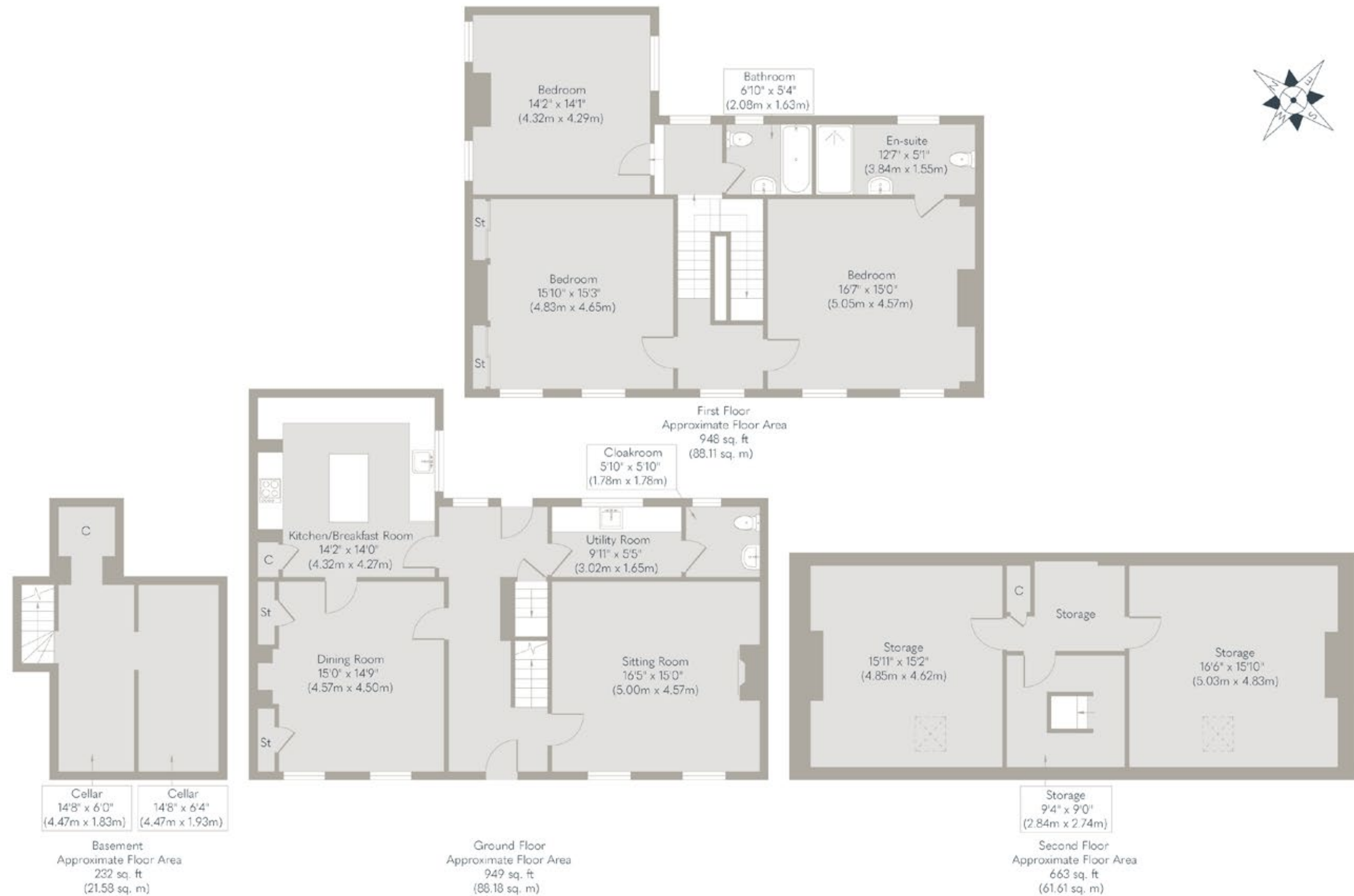


Beyond, the enclosed walled courtyard garden provides a private and sheltered outdoor retreat, ideal for al fresco dining or quiet enjoyment. With gated access and off-road parking to the rear, the outside space is as practical as it is peaceful, a rare advantage for a home of this calibre in such a central setting.

Adding further potential, planning permission has been granted to reinstate the former attic accommodation, offering an exciting opportunity to expand the living space and restore this historic home to an even grander scale, should the next custodian wish to do so.

A truly special Georgian residence, offering character, provenance and ongoing potential, all within one of Norfolk's most desirable and well-connected market towns.





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

Swaffham

AN HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



Castle Acre Priory

"Just a short drive away, Castle Acre is my favourite nearby village, with its historic monastery ruins, cosy tea rooms and welcoming pub, plus regular open mic nights that give it real character."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9819-2122-3000-0552-9226

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: ///fairly.watchdogs.wires

AGENT'S NOTE

The property benefits from Approved Planning Permission for reinstatement of second floor to provide additional bedroom, study/playroom and storage. Installation of 3no. conservation style rooflights (front elevation) and 2no. conservation style rooflights (rear elevation) and internal works. Further information can be found via the Breckland Council Planning Portal Ref : 3PL/2023/1020/LB

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SOWERBYS

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