



THE STORY OF
The Coach House
Skeyton, Norfolk

SOWERBYS



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The Coach House

Skeyton, Norfolk
NR10 5FD

Detached Former Coach House

Spacious Kitchen Breakfast Room,
Utility Room and Cloakroom

Fine Sitting Room with Fireplace
and Wonderful Garden Room

Four En-Suite First Floor Bedrooms

First Floor Studio/Bedroom and Cloakroom

Established Gardens, Grounds and Woodland

Paddocks, Kitchen Garden and Stables
in Total Approx 12 Acres (STMS)

200 Metre Long Drive, Parking, Covered
Parking and Outdoor Storage

Integral One Bedroom Annexe/ Holiday Potential

Equipped with Heat Pump, Solar
Panels and EV Charger

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Moving here has given us more of a village community and access to the woodlands.



The wonderful former Coach House is set in truly idyllic surroundings, with grounds extending to almost 12 acres. Located at the end of a tree-lined 200-metre drive, the property is beautifully screened, offering exceptional privacy.

The sitting room is a joy - the perfect place to relax and enjoy the warmth of the open fire during the cooler months. The well-fitted kitchen/breakfast room provides plenty of storage and workspace, with a handy utility room just off. The garden room is a delightful space to take in fine views of the gardens, making it a wonderful year-round room.

There is an annex complete with its own sitting room, entrance, kitchen and bathroom. This can be used as a holiday let or multi-generational living.

The first floor is home to four well-appointed bedrooms, each with its own en suite. A separate staircase from the kitchen leads to what is currently arranged as two studio rooms - formerly a bedroom with an en-suite. The en-suite fittings (aside from the toilet) have been removed, but all plumbing remains in situ.

As you enter along the 200-metre driveway, you immediately get a sense of seclusion and countryside living. The grounds extend to approximately 12 acres and include plentiful parking, a covered parking and store area, battery storage and EV charging. There is an established kitchen garden, orchard, formal lawns, fenced paddocks, stables and loose boxes. Mature trees include Oak, Chestnut, Beech and Ash, and a wonderful woodland walk leads you to your very own established woodland, abundant with wildlife.

The property also benefits from Solar PV, battery storage and ground source heat pump.



We would describe our home as rural, peaceful, and surrounded by nature.



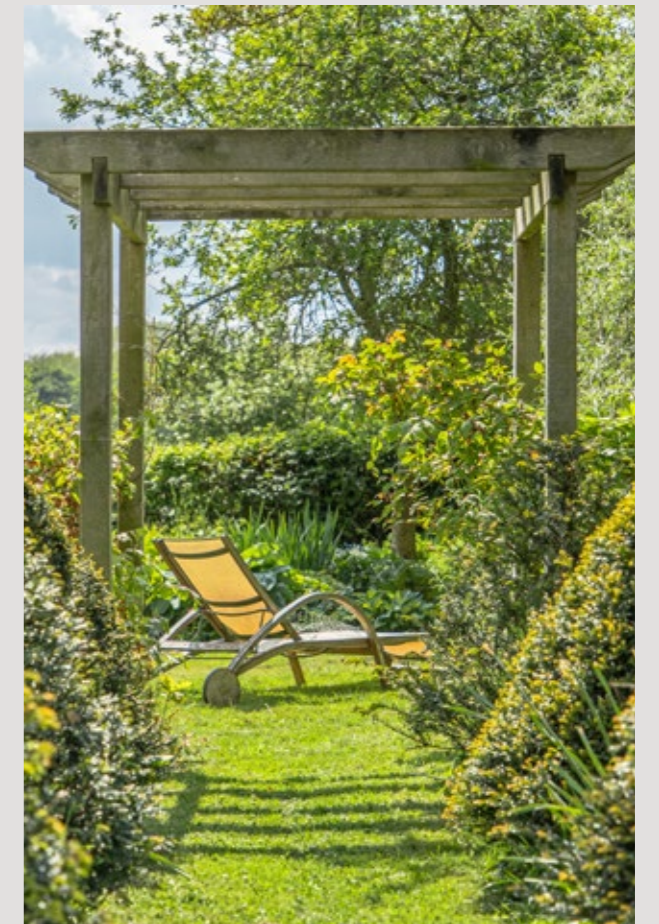


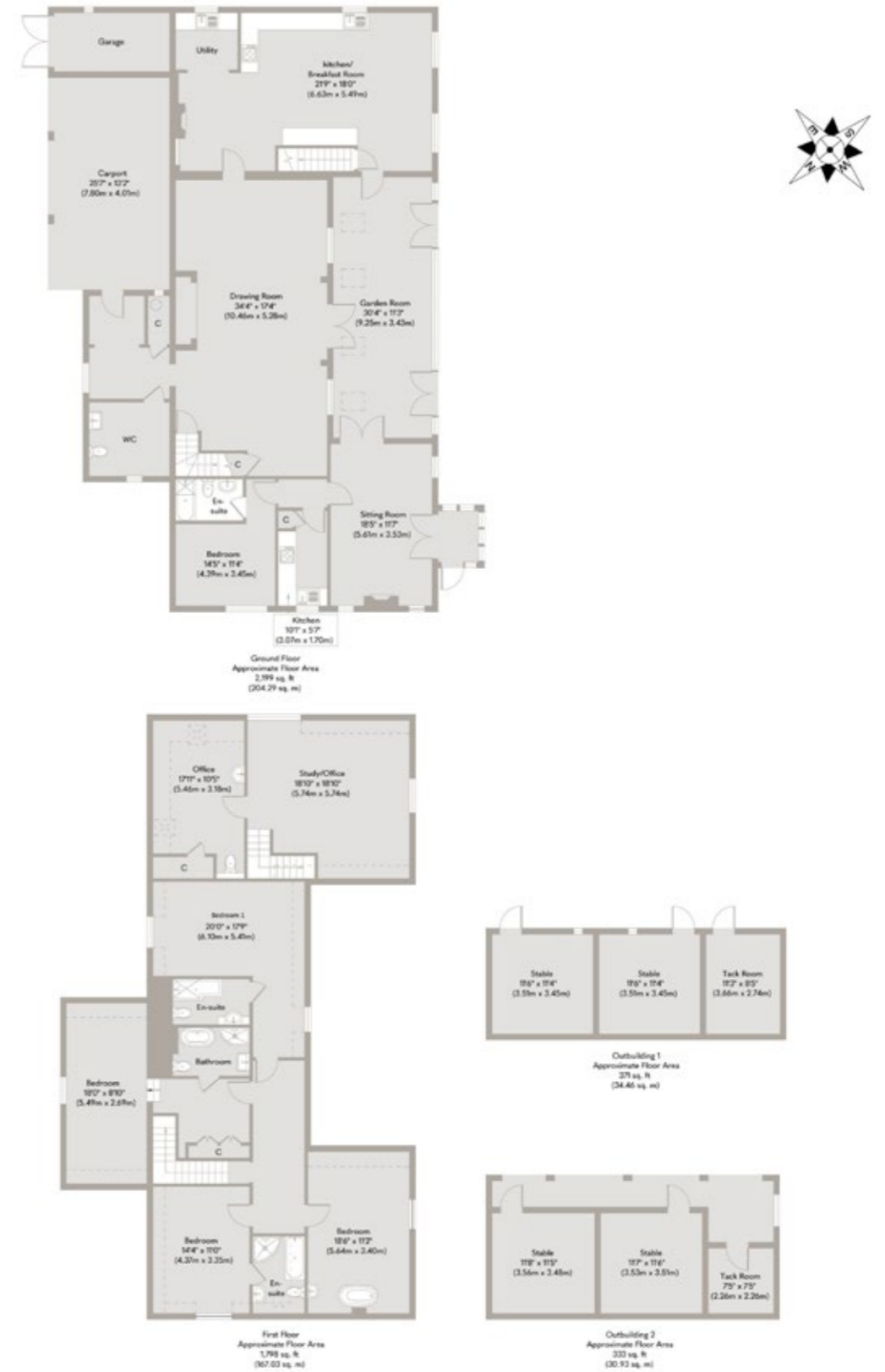
My favourite view is over
Three Pine Corner.





Set in truly idyllic surroundings, with grounds extending to almost 12 acres.





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.

Skeyton

COUNTRY CALM WITH GREAT CONNECTIONS

Tucked away in the picturesque North Norfolk countryside, Skeyton is a peaceful rural village offering the perfect blend of country living and convenient access to nearby amenities. Surrounded by open fields and quiet country lanes, it's ideal for those seeking a slower pace of life without feeling remote.

Just over 10 minutes away is the thriving market town of Aylsham, which offers a range of independent shops, supermarkets, cafés, pubs, and essential services, Worstead station is just 10 minutes away and offers quick and easy access to Norwich and connections to London. The historic city of Norwich is less than 30 minutes by car and offers a vibrant mix of shopping, restaurants, entertainment, and rail services to London Liverpool Street.

The charming village of Coltishall is also within easy reach, situated along the banks of the beautiful River Bure. Known as the 'Gateway to the Broads', Coltishall is popular for riverside walks, cosy pubs, and boating – a perfect spot for weekend outings or relaxed summer evenings.

Skeyton is also well-placed for exploring the wider delights of Norfolk, including the sandy beaches at Mundesley, Cromer, and Overstrand, and the renowned Norfolk Broads National Park with its tranquil waterways, abundant wildlife, and outdoor activities such as paddleboarding, canoeing, and birdwatching.

With its countryside charm, access to the River Bure, and strong community feel, Skeyton offers an idyllic lifestyle for families, professionals working from home, and retirees alike – all within easy reach of Norfolk's best attractions and transport links.



Note from the Vendor



“We have loved the beautiful location - a quiet, peaceful place to enjoy nature and the surroundings.”



SERVICES CONNECTED

Mains electricity. Private drainage. Mains water and borehole. Heating via heat pump.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 9552-3026-6205-3337-7200

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: ///chuck.deliver.campfires

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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