



THE STORY OF

Somerville

Carbrooke, Norfolk

SOWERBYS



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Somerby's

Meadow Lane, Carbrooke
Norfolk, IP25 6YR

Substantial Detached Five-Bedroom Family
Home Extending to Approximately 2,300 Sq. Ft

Positioned Along a Quiet Country
Lane in Carbrooke Village

Generous Plot with Established
Gardens, Garage and Outbuildings

Spacious Accommodation Perfectly Suited to
Modern Family and Multi-Generational Living

Large Kitchen/Dining Room with Attractive
Log Burner and Gas-Fed Island Hob

Underfloor Heating to the Kitchen, Family
Bathroom and Principal En-Suite

Principal Bedroom Suite with En-Suite, Dual
Walk-In Wardrobes and Air Conditioning

Excellent Storage Throughout Including
Fitted Wardrobes to All Bedrooms
and Extensive Eaves Storage

Extensive Driveway Parking and Excellent
Outside Entertaining Space

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Tucked away along a peaceful country lane on the edge of Carbrooke, Somerville offers an exceptional opportunity to embrace a lifestyle defined by space, privacy and the beauty of the Norfolk countryside.

Occupying a generous plot in a desirable rural setting, this substantial detached home extends to approximately 2,300 sq. ft. and provides versatile accommodation perfectly suited to modern family living. With five bedrooms, spacious reception rooms and a superb kitchen/dining room at its heart, the property effortlessly balances practicality with comfort.

Designed for both family life and entertaining, the home enjoys an abundance of natural light throughout, with large windows framing views of the surrounding gardens and creating a seamless connection between inside and out. The kitchen/dining room provides a wonderful social hub, while the flexible layout offers scope for home working, multi-generational living or accommodating guests.

The principal bedroom suite offers a peaceful retreat, complete with en-suite facilities, dual walk-in wardrobes and generous storage, while thoughtful storage solutions throughout the home add further practicality.

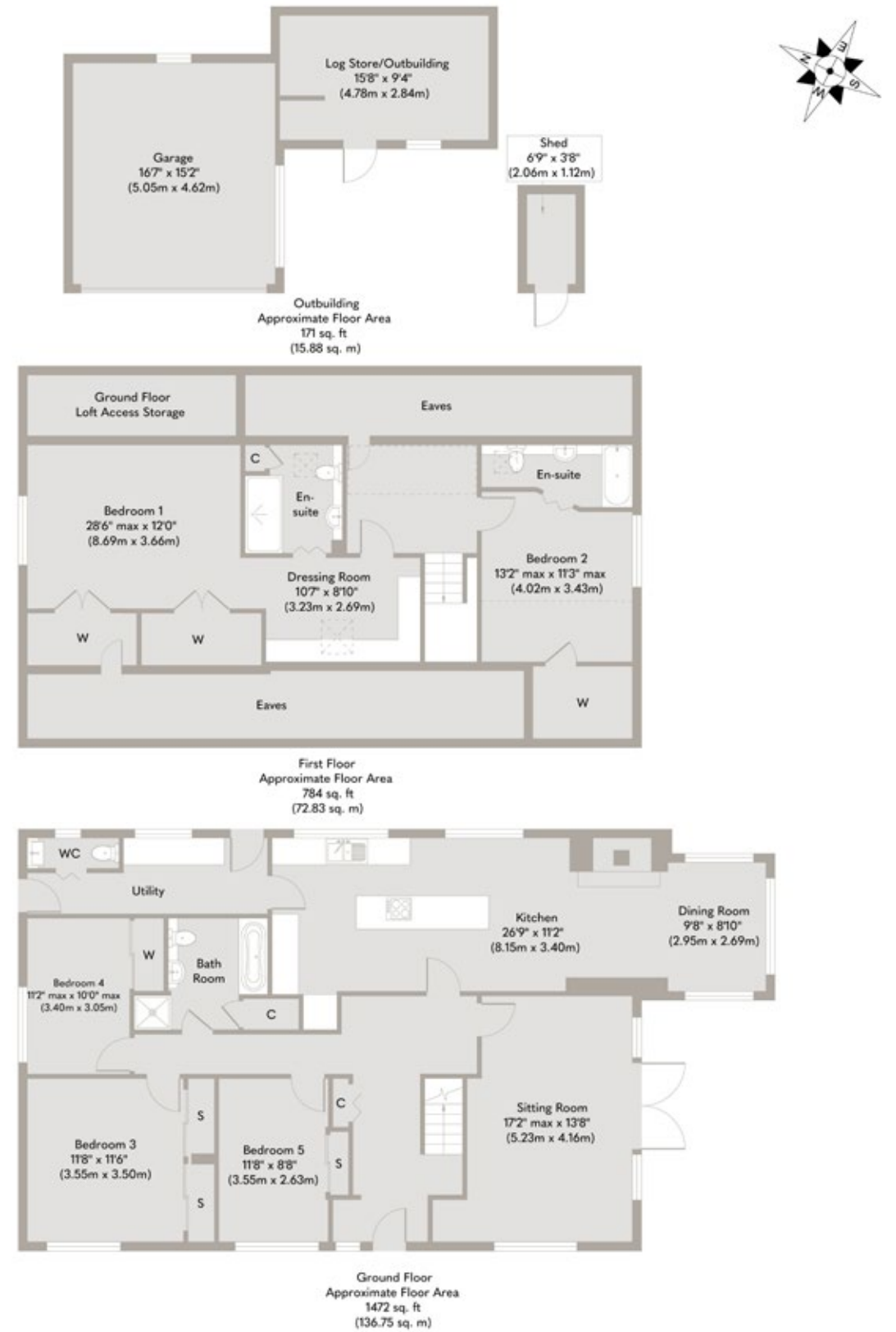
Outside, the mature gardens become a natural extension of the living space, providing privacy, room for children to explore and endless opportunities for outdoor entertaining. Whether enjoying a morning coffee overlooking the gardens or hosting summer gatherings with family and friends, the setting is one that can be enjoyed throughout the seasons.

Further benefits include a garage, workshop, extensive driveway parking and solar panels, combining countryside living with modern convenience.



The house has an incredibly bright and airy feel throughout, with natural light pouring into the rooms.





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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Carbrooke

A SCENIC VILLAGE CLOSE TO NATURE

Carbrooke is nestled in the beautiful Norfolk countryside, surrounded by woodland, including Thetford Forest and Wayland Wood, just outside Watton. The village boasts a pre-school and a primary school, making it an excellent choice for families.

At the heart of the community is the Millennium Green, a stunning 10-acre space teeming with indigenous wildlife, trees, and wildflowers. This scenic area features a maze, wildlife pond, amphitheatre, and children's play area, along with picturesque walking trails that meander through the site.

Just 3 miles away, Watton offers a range of amenities, including a post office, supermarket, chemist, and schools catering to infants, juniors, and secondary students. The town hosts a weekly market full of local produce and goods. For golf enthusiasts, Richmond Park Golf Club provides an 18-hole course, driving range, and practice green. Additionally, the local sports centre features a fitness suite, all-weather courts, badminton, squash, and snooker facilities.

The nearest train station, Harling Road, is 8.5 miles away, offering regular services to Norwich (34 minutes) and Cambridge (54 minutes). For further amenities, the market town of Dereham, approximately 8 miles away, provides a variety of restaurants, cafés, museums, a leisure centre, a golf course, and several schools.



Note from the Vendor



“The kitchen has always been the heart of the house, a space where we naturally gather to cook, talk, entertain, and spend time together.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2021-5161-8139-3456-3561

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: ///trapdoor.otter.boards

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

