



THE STORY OF
Eastgate House
Necton, Norfolk

SOWERBYS



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Eastgate House

30 Tuns Road, Necton
Norfolk, PE37 8EL

Grade II Listed, 18th Century Home

Generous Plot with Picturesque
Field Views to Rear

Close to Village Amenities

Easy Access to A47 for Swaffham
and Dereham Town Centre

Multiple Reception Spaces

Garage and Outbuilding with
Potential to Convert (stpp)

Versatile Accommodation Spread
Over Three Floors

En-Suite to Principal Bedroom, with a First Floor
Bathroom and Ground Floor Shower Room

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Eastgate House is an attractive Grade II listed semi-detached period home, believed to date from the 18th century, occupying a generous plot in the Norfolk village of Necton. The property retains a strong sense of period character, with traditional Norfolk materials including flint elevations, painted brickwork and pantile roofs, while offering versatile accommodation arranged over three floors.

The house is set within an established plot, approached via a generous gravelled area with mature planting and trees providing privacy and a leafy setting. To the rear, the property enjoys picturesque open views across the surrounding fields, giving the house a particularly appealing rural outlook while remaining within easy reach of the village's everyday amenities.

Internally, the accommodation is well suited to modern family life, with multiple reception spaces providing flexibility for both everyday living and entertaining. The principal reception room is complemented by a separate snug, while the kitchen provides a practical additional living space. The arrangement allows different areas of the house to be used according to individual requirements, including as home working, hobbies or quieter family spaces.

The accommodation extends over the first and second floors, creating a useful degree of separation between living and bedroom areas. The principal bedroom benefits from an en-suite, with a further bedroom and family bathroom on the first floor. The second floor provides a substantial loft room, offering considerable versatility as an office, studio, playroom, hobby space or occasional guest accommodation, subject to the relevant consents.





The property's Grade II listing reflects its architectural and historic interest, and there are a number of period features throughout, complemented by the characterful exterior. The house has the proportions and individuality associated with an older property, while its flexible layout provides scope for a new owner to adapt the accommodation to their own needs.

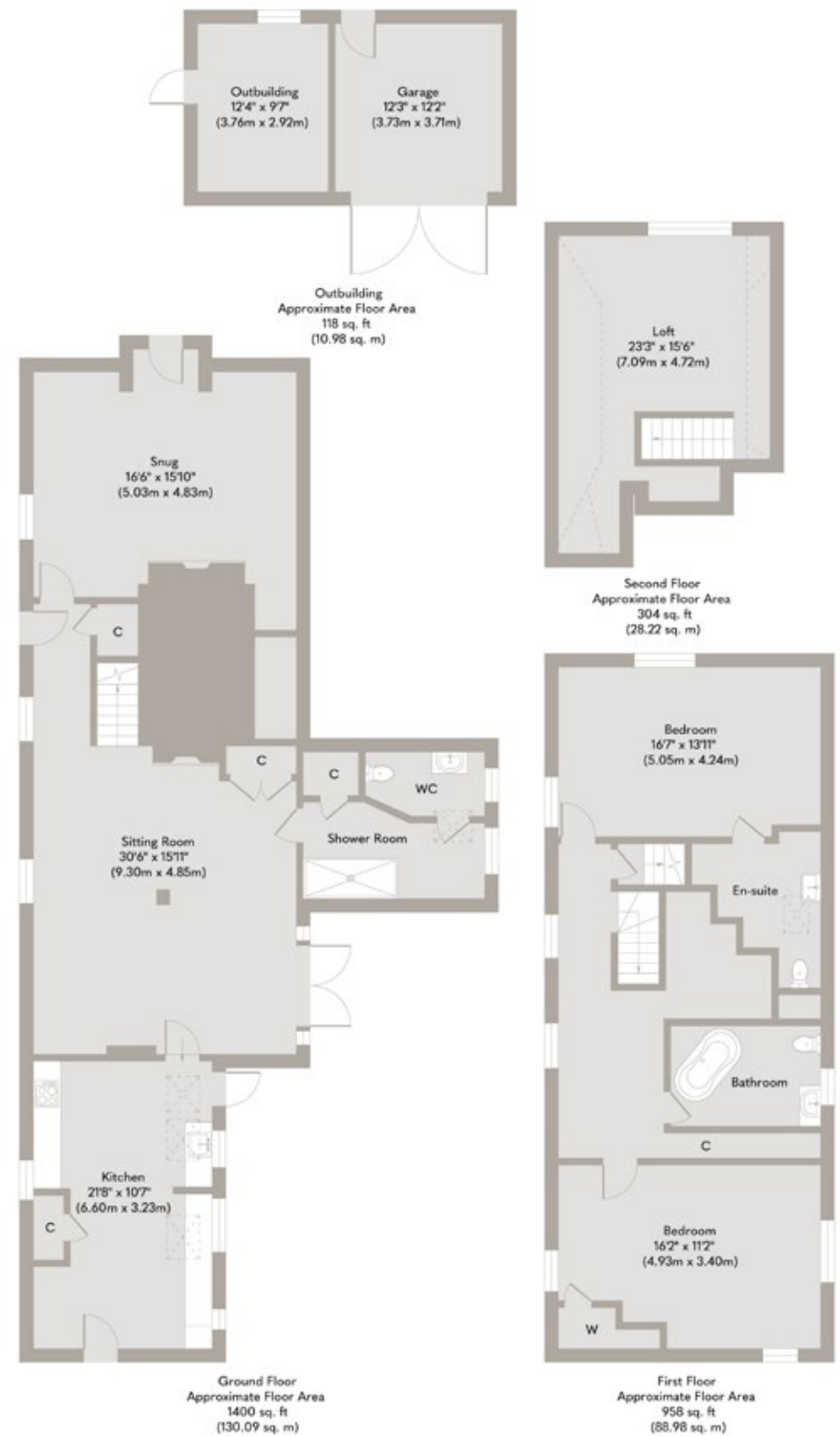
Outside, the generous plot is an important feature of Eastgate House. Mature trees and established planting create a private and attractive setting around the house, while the open aspect to the rear provides a direct connection with the surrounding countryside. A detached garage provides useful vehicle and storage space, alongside a separate outbuilding. The outbuilding has potential for alternative use or conversion, subject to planning permission, listed building consent and any other necessary approvals.

Necton offers a range of local amenities for day-to-day needs, while the property's location provides convenient access to the A47. This gives straightforward connections towards Swaffham and Dereham, both of which provide a broader selection of shops, services and leisure facilities. The surrounding countryside also provides opportunities for walking and enjoying the wider Norfolk landscape.

Eastgate House therefore offers a combination of period character, generous outside space and adaptable accommodation that is increasingly difficult to find. The semi-detached setting, field views, multiple reception areas, three floors of accommodation, garage and potentially convertible outbuilding provide plenty of scope, while the location offers the balance of village living and convenient access to the surrounding towns.



The gardens have been extensively transformed, creating a lovely outdoor space to enjoy throughout the year.



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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Necton

TRADITIONAL RURAL LIVING WITH
EASY COUNTYWIDE ACCESS

Positioned between Swaffham and Dereham, with convenient access to the A47 linking Norwich and King's Lynn, Necton combines village living with excellent connections across Norfolk. Surrounded by Breckland countryside, the village is well placed for both everyday convenience and outdoor pursuits, with Thetford Forest around 30 minutes away offering walking and cycling trails, Go Ape adventures and peaceful picnic spots beneath the pines.

Rich in history, Necton is recorded in the Domesday Book as *Nechetuna*, meaning 'settlement by a neck of land', reflecting its position at the foot of a ridge. At the heart of the village stands the Grade I listed All Saints' Church, renowned for its impressive hammerbeam roof and carved angel details, creating one of the area's most striking historic landmarks.

The village itself offers a strong sense of community alongside a range of useful amenities including a village shop, post office, primary school, doctors' surgery and café. The Windmill Inn remains a popular destination for relaxed dining and drinks, while nearby Swaffham and Dereham provide further supermarkets, independent shops and leisure facilities.

Necton's location also makes it ideal for exploring the wider county. The North Norfolk coastline, the city of Norwich and the market towns of mid-Norfolk are all within easy reach, while the nearby Brecks provide miles of open countryside, nature reserves and walking routes to enjoy throughout the seasons.



Note from the Vendor



"The garden is a real highlight, with established trees and shrubs and lovely views across the neighbouring farmer's field."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8541-6321-5560-4257-1926

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: ///ultra.clerics.opera

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SOWERBYS

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