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THE STORY OF

Palgrave Farm

Guestwick, Norfolk

SOWERBYS



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Palgrave Farm

Reephams Road, Guestwick, Norfolk
NR20 5QG

Delightful Period Farmhouse in
0.6 Acre Plot (STMS)

Four Spacious Double Bedrooms and Three
Bathrooms, including an En-Suite

Cosy Sitting Room with Exposed
Beams and Inglenook Fireplace

Separate Dining Room

Large Games Room Providing
Excellent Recreational Space

Country-Style Kitchen from
Kestrels of Norwich, with Aga

Conservatory Overlooking the Gardens

Mature and Private Gardens with a Natural Pond

Expansive Garage with Workshop
and Useful Outbuildings

Wonderful Rural Location and Offered Chain Free

SOWERBYS HOLT OFFICE

01263 710777

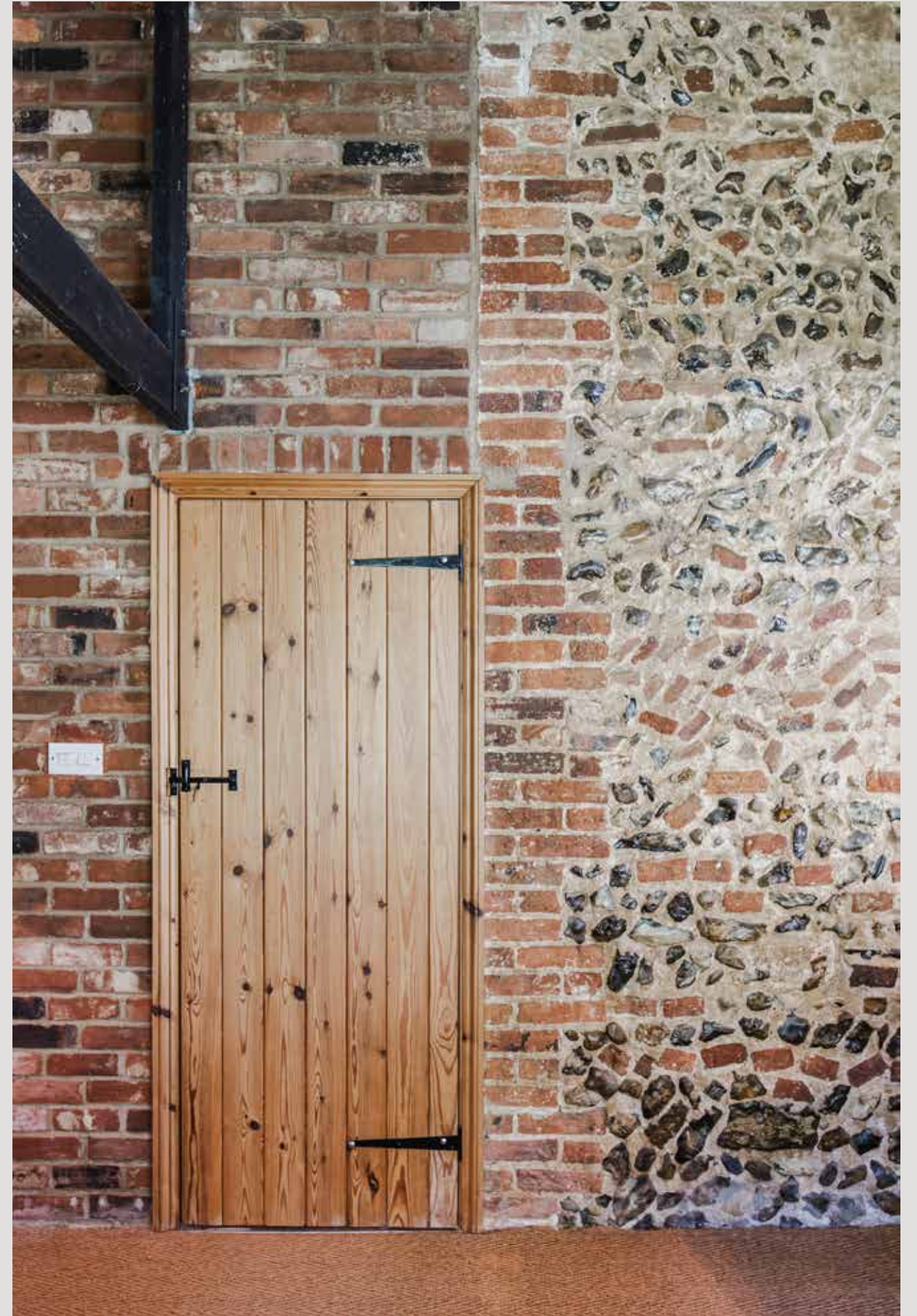
holt@sowerbys.com



Offering a generous and versatile arrangement of accommodation, the property combines period character with a wonderfully relaxed country lifestyle.

The house provides a choice of spacious reception rooms, including a particularly impressive games room, ideal for family recreation or entertaining. The cosy sitting room features exposed beams and an attractive inglenook fireplace, while the separate dining room provides a more formal setting for meals and gatherings. At the heart of the home is the country-style kitchen, handmade by Kestrel Kitchens of Norwich, and complete with an Aga and access into a lovely conservatory, creating a natural connection with the gardens beyond. A downstairs shower room completes the ground floor.

Upstairs are four spacious double bedrooms, together with two bathrooms, also from Kestrels of Norwich, and one of which serves as an en-suite to the principal bedroom. The accommodation offers plenty of flexibility for family life, guests or those looking for a comfortable rural retreat.





There's flexibility for family life, guests or those looking for a comfortable rural retreat.





The gardens are a particular highlight of Palgrave Farm. Extending to 0.6 acres (STMS), they are mature, private and well established, providing a wonderfully peaceful setting with a natural pond, areas of lawn and useful outbuildings. The expansive garage provides excellent additional space and incorporates a workshop, offering considerable practical appeal.

Set in a wonderful rural location, yet within easy reach of the surrounding villages and amenities, Palgrave Farm offers an increasingly rare combination of space, character, privacy and countryside living. The property is offered chain free.





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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Guestwick

A LIFESTYLE FILLED WITH
CHARACTER AND POSSIBILITIES

Welcome to Guestwick, a quaint and picturesque village nestled in the Norfolk countryside. Steeped in history, the village boasts the Old Station House, a charming reminder of its past as part of the Midland and Great Northern Railway.

In this delightful village, you'll find all the necessities close at hand, with local shopping options readily available in the nearby market town of Reepham.

Just a short 8-mile journey northward leads you to the Georgian market town of Holt. Here, you'll discover a vibrant atmosphere with an array of restaurants, pubs, shops, and galleries to explore. Holt is also proud to be home to Gresham's Pre Prep, Preparatory, and Public Schools, adding to the appeal for families seeking top-notch education for their children.

Beyond Holt, the coastal village of Blakeney awaits, inviting you to immerse yourself in its narrow streets and flint-faced houses. Embrace the natural beauty of the marshes and beaches, where sailing, seal trips, bird watching, and various leisure pursuits await, promising unforgettable moments in nature.

Further afield, the cathedral city of Norwich awaits just 27 miles to the south-east. As a bustling hub, Norwich boasts a mainline railway station, with London Liverpool Street just a 100-minute journey away, ensuring you're well connected to the capital. For those with a touch of wanderlust, Norwich International Airport to the city's north opens up a world of travel opportunities.

Whether you seek a peaceful village retreat or an exciting exploration of Norfolk's delights, this idyllic location promises a lifestyle filled with character and possibilities.



Note from Sowerbys



“...the lovely conservatory creates a natural connection with the gardens beyond.”



SERVICES CONNECTED

Mains electricity. Water via bore hole. Drainage to water treatment plant. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 0360-2202-4680-2496-8585

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: /// embers.bandstand.dreamer

AGENT'S NOTE

Contents may be available by separate negotiation.

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SOWERBYS

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