



THE STORY OF
Gorrell Hill Farm
Trunch, Norfolk

SOWERBYS



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Gorrell Hill Farm

Trunch, North Walsham, Norfolk
NR28 0QG

Distinguished Period Home Within
a Private Village Setting

Three Bedroom Main House
Arranged Over Two Floors

Attached Three Bedroom Annexe
Offering Flexible Living

Generous And Versatile Reception Spaces

Sociable Kitchen Designed as
the Heart of the Home

Dedicated Work from Home Space

Immaculately Presented Throughout
with a Warm Atmosphere

Beautifully Arranged Gardens with
Walled Courtyard and Formal Lawns

Double Garage with Electric Roller
Door and Extensive Parking

Offered Chain Free with Excellent Scope
for Multi-Generational Living

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Positioned within a private setting at the heart of the well-regarded coastal village of Trunch, Gorrell Hill Farm is a distinguished period home that reveals far more than first impressions suggest. Held within the same family for many decades, it carries a natural sense of warmth and authenticity, thoughtfully maintained and presented to an exceptional standard throughout.

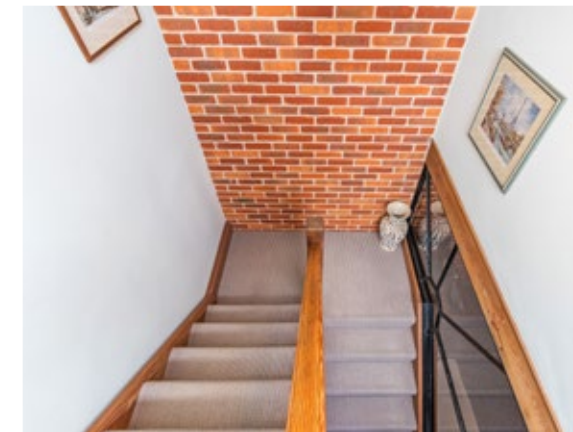
The house unfolds with an easy sense of flow, its proportions both generous and adaptable. The principal accommodation is arranged over two floors, offering three bedrooms alongside a series of reception rooms that respond effortlessly to the rhythms of modern life. Whether arranged for formal entertaining, relaxed family gatherings or quieter moments, each space feels considered and inviting, unified by a consistent attention to detail.

At the centre of the home, the kitchen provides a sociable and functional hub, designed with everyday living in mind. It is a space that encourages connection, equally suited to informal meals or larger occasions, with a natural link to the surrounding rooms enhancing its role within the house. Complementing this is a dedicated workspace, an increasingly valuable addition that supports home working without compromising the balance of the living areas.



A rare sense of seclusion, where gardens unfold into a series of beautifully considered outdoor rooms.





A key feature of the property is the attached three bedroom annexe, offering genuine flexibility. Thoughtfully integrated yet capable of independent use, it provides an ideal arrangement for multi-generational living, guest accommodation or a degree of separation for a relative seeking their own space. This element adds a further layer of versatility to an already well-balanced home.

Externally, the grounds have been carefully arranged to provide a variety of distinct yet harmonious spaces. A private walled courtyard offers a sheltered setting, perfect for outdoor dining or quiet relaxation, while the formal lawns extend beyond, framed by established planting and mature borders. There is a natural sense of enclosure and calm, with each area designed to make the most of its orientation and outlook.

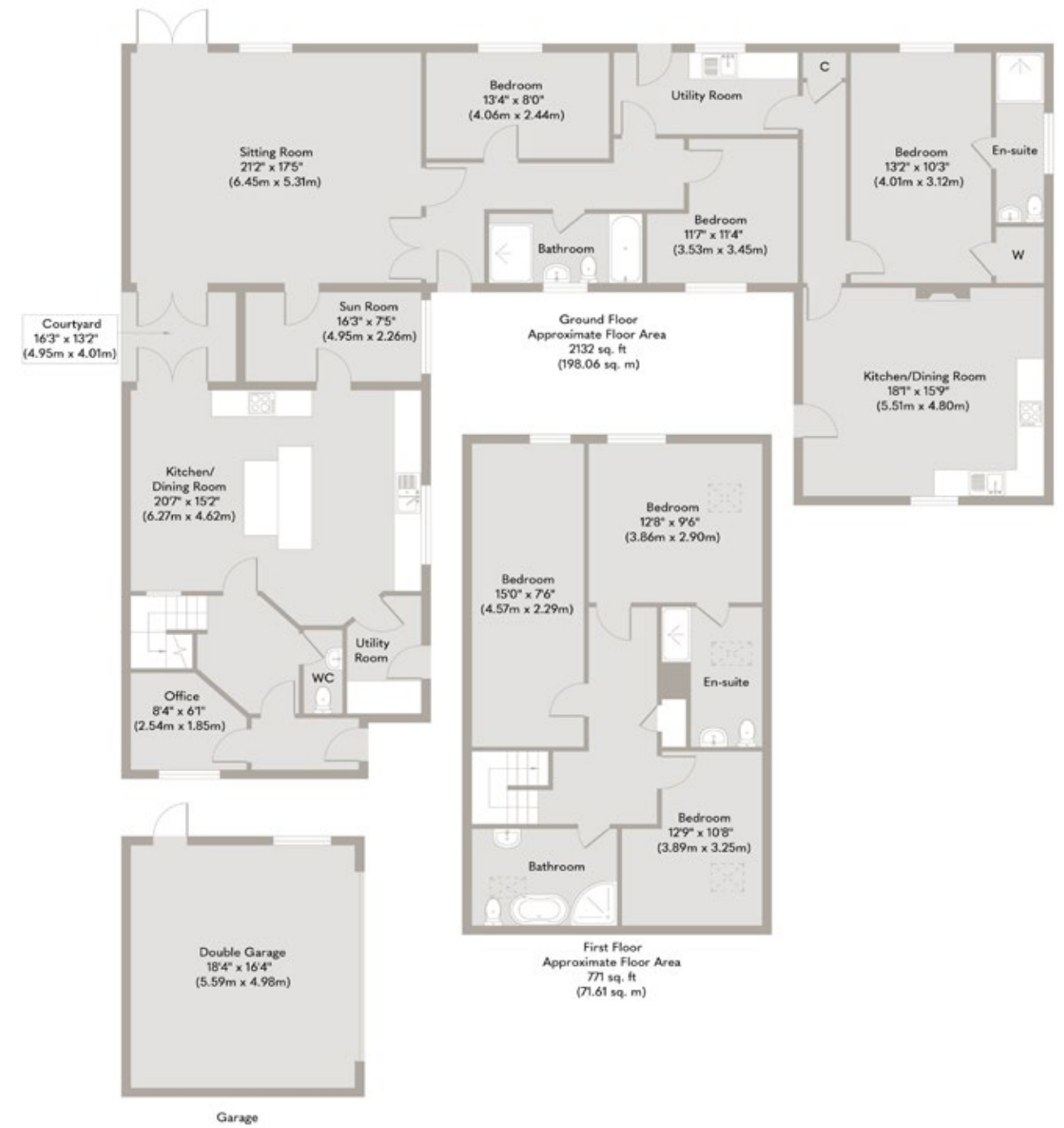
Practicality is equally well considered. A recently constructed double garage, complete with an electric roller door, enhances the functionality of the property, while the extensive driveway allows for ample parking, comfortably accommodating multiple vehicles.

Offered to the market with no onward chain, Gorrell Hill Farm represents a rare opportunity to acquire a home of genuine character and substance. Its combination of scale, flexibility and presentation, set within a thriving village environment close to the coastline, creates a compelling proposition for those seeking both lifestyle and longevity in equal measure.



A beautifully integrated annexe offering flexibility, ideal for extended family, guests or evolving living arrangements.





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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North Walsham

A THRIVING TOWN WITH TIMELESS CHARM

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

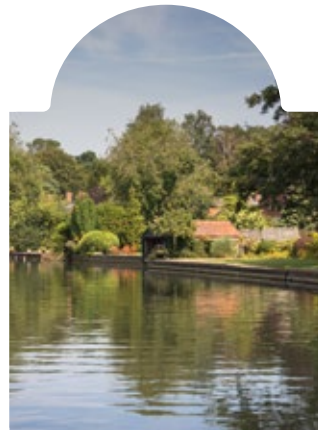
The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital. There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



Note from Sowerbys



“Versatility at its core, offering space to work, host and unwind in equal measure.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band B (with change on sale).

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///laces.subplot.braved

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

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