

Hawthorn House, Dereham, Norfolk

Guide Price £1,800,000



Full Description

Our Considered View of This Home

A classic Georgian farmhouse reimagined for modern life, sitting at the end of a tree-lined drive in an unspoilt and private corner of Norfolk. The house combines period grace with contemporary design, thanks to a sensitive addition that creates a seamless flow between heritage and innovation. Behind its handsome façade lie elegant reception rooms and a superb open-plan kitchen and garden room, anchored by an Aga and vaulted ceilings, with striking views into the gardens beyond.

Six bedrooms, including a beautiful principal suite and a potential self-contained wing, offer flexibility for family or guests. Adjoining the house, a magnificent double-height barn provides endless scope, whether for conversion, creativity or leisure.

The 7.5-acre setting is equally inspiring, with formal gardens, orchard, meadow and paddock blending into the landscape. South-facing terraces invite outdoor dining, while woodland, lawns and a wildlife pond complete a home that balances elegance, nature and privacy with rare perfection.

Kitchen / Garden Room

The kitchen and garden room sit together as a single, continuous space, unified by the sweep of the vaulted ceiling and the rhythm of exposed timber trusses overhead. The structure gives the room confidence, while stone flooring runs the length of the space, grounding it with quiet assurance.

A substantial kitchen island anchors the room without dominance, cabinetry and work surfaces arranged around the perimeter with clarity and ease. The balance of the space feels instinctive and magnetic, allowing the island to function just as comfortably as a place to prepare as it does as a casual breakfast bar.

Along the garden side, glazing draws light deep into the room and maintains a constant awareness of the landscape beyond. As the day moves on, the room shifts gently with it, remaining well lit and deeply comfortable to spend time in.

Dining Room

The dining room is composed and quietly immersive, with full-height bookcases wrapping the space and giving it depth, weight, and a sense of permanence and sophistication. Cornicing holds the ceiling line with confidence, while the timber floor brings warmth underfoot and keeps the room grounded. The space allows for a table to sit naturally at the centre, with proportions that feel composed. Double doors connect cleanly to the adjoining sun room, yet the atmosphere remains contained, intimate, and gently absorbing.

Features

- 7.5 Acres of Classic Norfolk Countryside
- Private Tree-Lined Approach
- Paddock and Meadow Suitable for Equestrian Use
- Substantial Barn with Conversion or Stable Potential
- South-Facing Terraces and Sheltered Courtyard
- Georgian Farmhouse with Sensitive Modern Addition
- Flexible Six Bedroom Arrangement Including Annexe Wing
- Landscape That Encourages Wildlife
- Quiet, Unspoilt Norfolk Location

Contact Us

The Ivybridge Collection

The White House, Salhouse Road
Little Plumstead

Norfolk

NR13 5ES

T: 01603 249996

E: robert@theivybridgecollection.com

Drawing Room

Elegant and generous, the drawing room is characterised by its exposed beam and central-facing fireplace, anchoring the space with comfort and authority. Alcoves frame the room naturally, giving it depth and a clear sense of order, while daylight enters cleanly through the windows from three aspects. Seating gathers easily here, with space left open at the heart of the room, allowing it to adapt without effort. The proportions invite conversation and reflection, with room to accommodate a grand piano. It is a timeless space that facilitates gatherings for friends and family alike.

Gallery / Sun Room

The gallery sits as a long, well-proportioned room, opening directly to the courtyard patio through broad glazing that brings consistent daylight into the space. Oak flooring runs cleanly beneath foot, and the room holds a clear sense of direction without feeling linear or transitional. Wall space is generous and uninterrupted, allowing artwork or shelving to sit comfortably without crowding. Seating fits naturally along the room, leaving circulation clear and unforced. A glazed floor panel over a well is set neatly into the floor, adding a moment of depth without distracting from the overall calm and order of the space.

Snug

The snug is inward-looking and reassuring, centred on its fireplace which gives the room focus and gravity. Its scale is deliberately contained, allowing the seating to draw closer together without pressure. Daylight softens the room, keeping it balanced rather than enclosed. It is a space that lends itself to reading, conversation, or retreat, offering a sense of enclosure and familiarity that feels instinctive and settled.

Utility Room

The utility room is arranged with a clear sense of order, allowing the practical rhythms of the house to run smoothly in the background. Full-height cabinetry provides generous storage, while work surfaces sit neatly beneath the window, keeping everything close at hand. Stone flooring supports everyday use, and daylight keeps the room open and composed. Appliances fit naturally within the layout, creating a space that handles function confidently and without fuss.

Bedroom 1

Bedroom one feels warm and settled, shaped by exposed ceiling beams that give the room presence and a strong sense of character. The proportions are generous, allowing the bed to sit comfortably while leaving space to move, pause, and breathe. Daylight enters evenly through deep-set double-aspect windows, softening the colour and bringing a calm, welcoming warmth across the room. Texture and structure work together to create a space that feels personal and

composed. The room opens directly into a private en suite, continuing the sense of ease and privacy.

Bedroom 1 En Suite

The en suite opens into a light-filled room where the outlook immediately takes centre stage. A large window frames views across the grounds, bringing a sense of space and calm that carries through the room from morning onwards. The bath is positioned to enjoy this aspect fully, making it a natural place to slow down and take in the setting. A classic pedestal basin is set to the opposite side of the room, allowing ample space for use. Finished in stone tiling throughout, the room reads as a seamless extension of the principal bedroom, elevating everyday routines into something settled and quietly indulgent.

Bedroom 2

Bedroom 2 is comfortably proportioned, with the gentle pitch of the ceiling lending shape and a sense of intimacy to the room. The bed sits naturally within the space, supported by clear circulation and a layout that feels considered rather than arranged. There is generous room for storage and occasional furniture, giving the bedroom a settled, self-contained feel that suits both guests and longer stays with equal ease.

Bedroom 3

Bedroom 3 is comfortably proportioned and clearly arranged, with windows set to either side bringing balance and a settled symmetry to the room. The bed sits naturally at the centre, with circulation that remains open and unforced. Built-in joinery provides generous storage without encroaching on the floor area, allowing the room to retain a calm, ordered feel. The overall impression is of a bedroom that is composed and resolved.

Bedroom 4

Bedroom 4 is well proportioned and adaptable, with a broad footprint that allows the room to be arranged with flexibility and intent. Windows set along the outer wall bring balance to the space, while the ceiling height and clear geometry keep the room feeling open and composed. Storage sits comfortably to one side, leaving the centre of the room free to accommodate a range of uses without compromise.

Family Bathroom

The family bathroom is finished in warm stone, with proportions that feel clean and spacious. A broad glazed shower takes the lead, framed in keeping with the rest of the room, while the basin sits comfortably along the run of cabinetry and tiling. The window holds the view and lifts the room, keeping the space bright and open.

Barn / Creative Studio

The barn opens as a generous space, defined by exposed brickwork, timber trusses, and the

full sweep of the roof overhead. Walking into the barn, you feel its immediate presence, with height and width, without it feeling raw or unfinished. Light settles evenly across the floor, supporting the sense of scale and calm.

The room is easily adaptable, with long stretches of wall space and clear central floor area allowing it to accommodate creative work, a car collection, or stables without constraint. Alcoves and solid surfaces provide natural points for storage or display, while the overall proportion keeps the space grounded and purposeful.

Annexe Sitting Room

The annexe sitting room is generous and clearly defined, with exposed beams overhead and a brick fireplace forming a natural focal point. Seating gathers comfortably around the hearth. Oak flooring and balanced proportions give the room a welcoming feel, well suited to everyday use and extended stays.

Annexe Kitchen / Dining Room

The kitchen and dining room are spacious, with proportions that feel open, settled, and immediately usable. Cabinetry is set cleanly along the perimeter, leaving the centre free for a dining table that sits comfortably rather than formally. The arrangement feels instinctive, supporting both everyday use and longer stretches spent together, with a more contemporary feel that makes the room quietly engaging to be in.

Annexe Bedroom 1

Bedroom 1 within the annexe is shaped by exposed timber trusses that span the ceiling. The bed space sits comfortably beneath the beams, with clear space for dressing and relaxation. Angled ceilings create natural zones without compressing the room, while the timber floor and joinery keep the tone consistently warm throughout.

Annexe Bedroom 2

The annexe's Bedroom 2 is a generous room shaped by exposed beams that give the ceiling structure and character. The bed sits confidently at the centre with clear circulation on all sides, allowing the space to feel elegantly open and settled. A seating area is neatly positioned beneath the window, adding depth and usefulness while preserving the room's calm, composed balance.

Annexe Family Bathroom

The annexe family bathroom is cleanly resolved, with exposed timber and pitched rooflines giving the room its character. A full-length bath sits naturally beneath the slope, making confident use of the space without crowding it. Stone finishes throughout bring cohesion and a natural and comfortable feel.









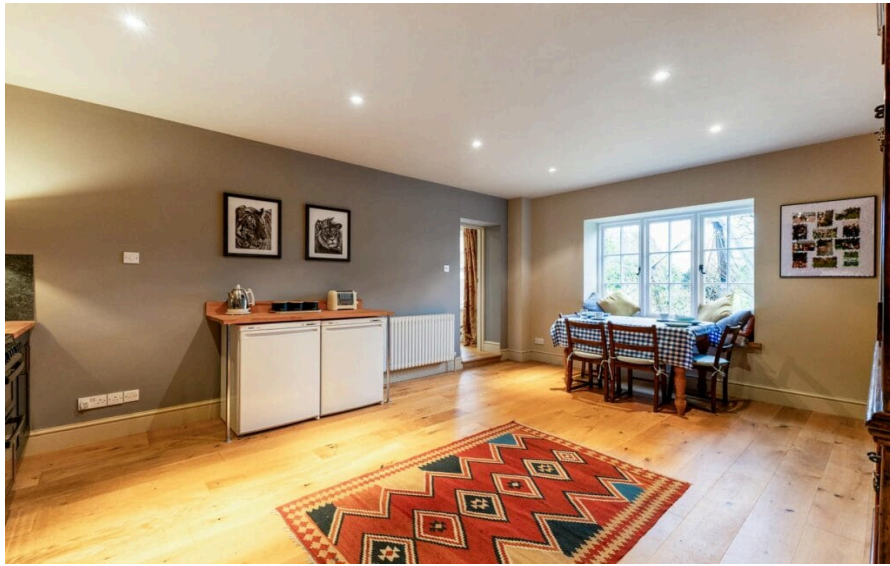




























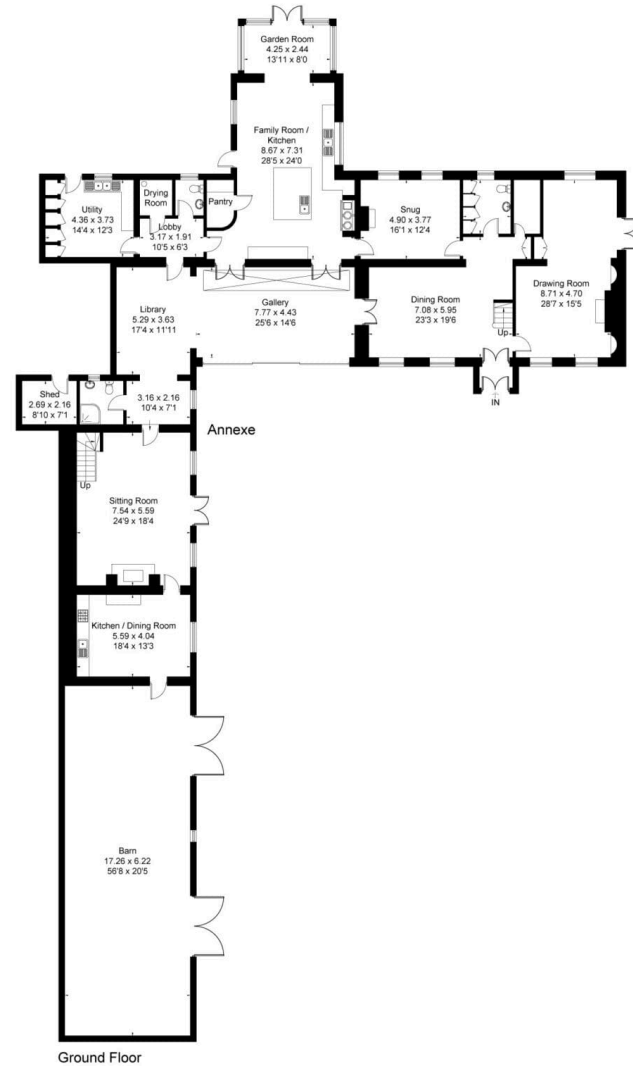






Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Floor Area = 529.5 sq m / 5699 sq ft
 Barn Garage = 107.4 sq m / 1156 sq ft
 Shed = 5.8 sq m / 62 sq ft
 Total = 642.7 sq m / 6917 sq ft



First Floor



Annexe - First Floor Above Sitting Room

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only.