



THE STORY OF

2 Home Farm Cottages

Wramplingham, Norfolk

SOWERBYS



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Hall Lane, Wrampingham, Norfolk
NR18 0RX

Semi-Rural Setting

Well-Fitted Modern Kitchen/Breakfast Room

Sitting Room with Garden Views

Dining Room

Two First Floor Bedrooms

Well-Fitted Bathroom

Detached Double Garage

South-Facing Wrap Around Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Nestled in a delightful semi-rural setting and enjoying picturesque countryside views, this charming two-bedroom semi-detached cottage offers a wonderful blend of character, comfort and lifestyle appeal.

The bright and spacious accommodation is designed for relaxed everyday living. At the heart of the home, the contemporary kitchen/breakfast room is thoughtfully fitted with ample storage, generous worktop space and room for informal dining. A well-proportioned dining room provides an inviting setting for entertaining, while the impressive sitting room is bathed in natural light and enjoys direct access to the rear and side gardens, creating a seamless connection between indoor and outdoor living.

Upstairs, the first floor comprises two comfortable bedrooms and a stylish modern family bathroom.

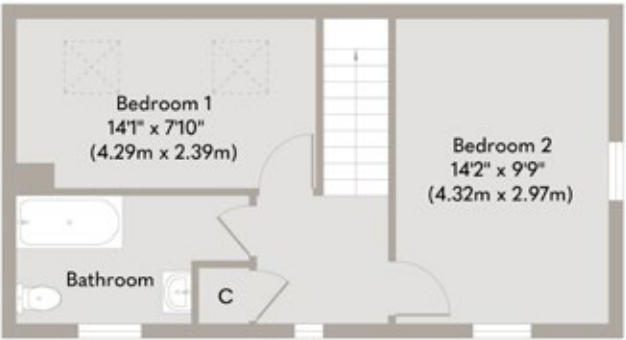
To the front of the property, there is off-road parking together with access to a detached double garage, which benefits from a useful rear store and additional attic space.

Surrounding the cottage, the beautifully established wrap-around garden provides an idyllic outdoor retreat, featuring a lawn, native hedging and a terrace to the side - perfect for enjoying the peaceful surroundings and countryside outlook.

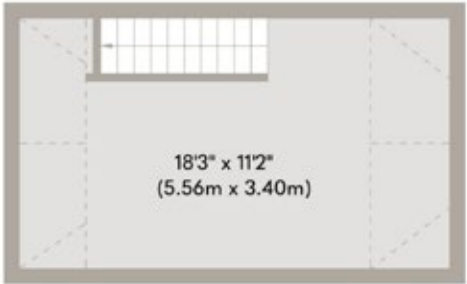
A further approximate 1 acre (STMS) available by separate negotiation.







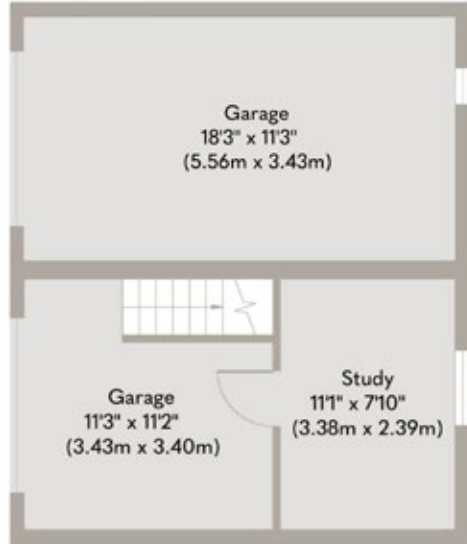
First Floor
Approximate Floor Area
385 sq. ft
(35.76 sq. m)



Garage First Floor
Approximate Floor Area
203 sq. ft
(18.9 sq. m)



Ground Floor
Approximate Floor Area
661 sq. ft
(61.40 sq. m)



Garage Ground Floor
Approximate Floor Area
415 sq. ft
(38.6 sq. m)

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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Wramplingham

A QUIET CORNER OF NORFOLK

Tucked away in the heart of rural Norfolk, Wramplingham is a peaceful village steeped in pastoral charm and quiet history. Situated just a few miles south-west of Norwich, this small community is surrounded by gently rolling farmland, meandering country lanes, and the timeless tranquillity that defines the East Anglian countryside.

Wramplingham lies close to the River Tiffey, offering scenic walks along its banks and through nearby woodland and meadows. The village itself is made up of a scattering of traditional cottages and farmhouses, with a sense of seclusion that makes it ideal for those seeking respite from the bustle of modern life.

Though small, Wramplingham boasts a rich heritage, with roots stretching back to the Domesday Book. It's also just a short drive from the historic market towns of Wymondham and Hingham, where you'll find medieval churches, cosy pubs, and weekly markets showcasing local produce.

Perfect for countryside getaways, walking holidays, or simply soaking in the slow pace of rural Norfolk, Wramplingham offers an authentic slice of English village life.



Note from the Vendor



“I have always enjoyed an outdoor life and this area suits an active lifestyle”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2943-2963-6222-4212-2224

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: /// scored.bossy.film

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SOWERBYS

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

