



THE STORY OF

# Rowan House

*Sporle, Norfolk*

**SOWERBYS**



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# Rowan House

5 Millfield, Sporle, Norfolk  
PE32 2ES

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Offered Chain Free

Substantial Four Bedroom Detached Home

Positioned On a Generous Corner  
Plot Within a Quiet Cul De Sac

Dual Aspect Lounge Providing a Light  
Filled Principal Reception Space

Open Plan Kitchen/Dining/Living Area  
Designed for Modern Day Living

Versatile Second Reception Room

Principal Bedroom with En-Suite

Ground Floor WC Adding Everyday Practicality

Oversized Double Garage Offering  
Storage, Workshop or Secure Parking

Driveway Parking and Well-Proportioned  
Gardens Enhancing the Overall Setting

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**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com





Set within a quiet cul de sac, Rowan House is a substantial four bedroom detached home occupying a generous corner plot and offered chain free, presenting a composed and straightforward opportunity for buyers seeking both space and flexibility.

The house unfolds with a confident sense of proportion, its layout carefully arranged to support modern patterns of living. A dual aspect lounge forms an elegant principal reception, drawing in natural light from both elevations and providing a comfortable yet refined setting for everyday use or more formal occasions. Complementing this, a second reception room introduces valuable versatility, lending itself equally well to a study, home office or additional sitting room. At the heart of the home, the open plan kitchen dining living space delivers a cohesive and sociable environment, where cooking, dining and relaxation are seamlessly combined.

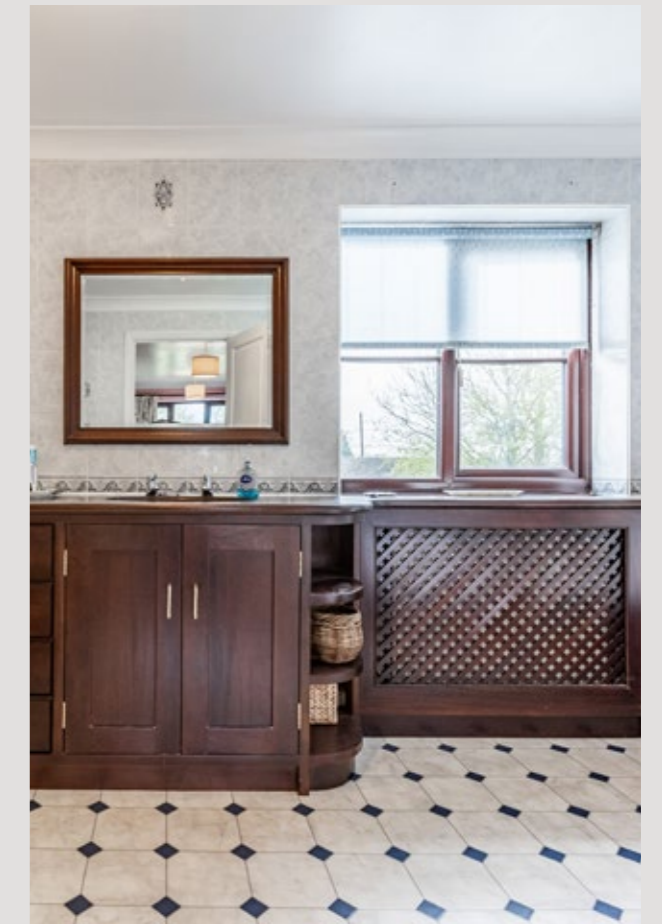
Upstairs, four well balanced bedrooms offer comfortable accommodation, with the principal suite benefitting from an en suite, supported by a well appointed family bathroom. A ground floor WC further enhances the practicality of the layout.

Externally, the corner plot provides a heightened sense of openness and privacy, with gardens that invite both enjoyment and potential for further enhancement, subject to the necessary permissions. An oversized double garage offers excellent scope for storage, workshop use or secure parking, accompanied by a generous driveway.

Overall, Rowan House presents a home of scale, adaptability and understated quality.

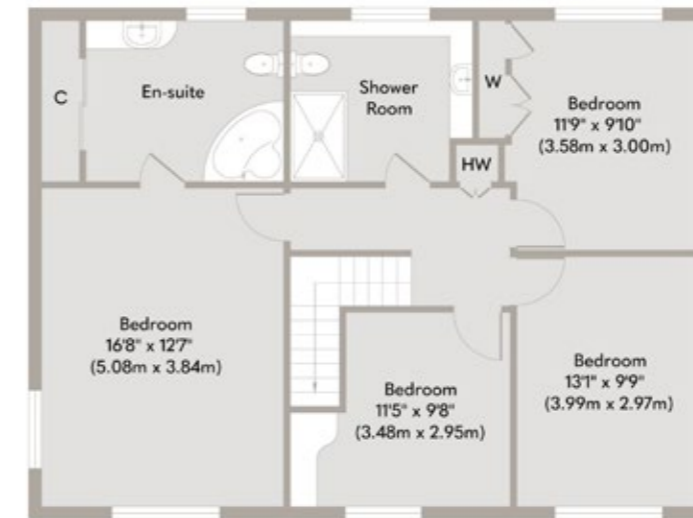


The perfect balance of practicality and refinement, with thoughtful details supporting everyday ease.





Ground Floor  
Approximate Floor Area  
1128 sq. ft  
(104.79 sq. m)



First Floor  
Approximate Floor Area  
879 sq. ft  
(81.66 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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# Sporle

AN IDYLIC WEST NORFOLK  
VILLAGE SETTING

Sporle is a charming and well-regarded rural village positioned within the heart of West Norfolk, celebrated for its peaceful atmosphere, strong community spirit and unspoilt countryside surroundings. Set amid gently rolling farmland and expansive open skies, the village offers an idyllic setting for those seeking a quieter pace of life without sacrificing everyday convenience.

At the centre of the village lies the highly regarded Sporle Church of England Primary Academy, alongside the popular Dragonfly public house, both of which contribute to the welcoming and sociable nature of the community. The village is framed by an abundance of scenic walking and cycling routes, providing direct access to the surrounding countryside and an outdoor lifestyle that is deeply rooted in the local area.

Despite its rural position, Sporle remains exceptionally well connected. The nearby market town of Swaffham offers a comprehensive range of amenities including supermarkets, independent shops, cafés, schools and healthcare facilities, while King's Lynn provides mainline rail services to London King's Cross. The A47 further enhances accessibility, linking the village to Norwich and the wider Norfolk coastline.

Sporle presents a rare balance of village charm, connectivity and countryside living, making it a highly desirable location for families, professionals and those seeking a refined rural lifestyle in one of Norfolk's most attractive settings.



## Note from Sowerbys



“A home designed for the rhythm of modern living, where space and light come together with quiet confidence.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 0340-2752-9650-2396-2285

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: ///transmitted.bookings.spark

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# SOWERBYS

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

