



THE STORY OF

Eagle Farmhouse

Bunwell, Norfolk

SOWERBYS



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Low Common, Bunwell, Norfolk
NR16 1SY

Stunning Grade II Listed Country House

Many Period Features Throughout

Two Large, Well-Appointed Reception Rooms

Kitchen/Breakfast Room

Utility Room, Cloakroom, Study and Cellar

Five Bedrooms

Two En-Suites plus Family Bathroom

Additional Reception Space

Double Garage and Outbuilding
with Power and Water

Grounds Extending to Approx. 1.67 Acres (STMS)

Extensive Lawn, Variety of Trees, Large Janssens
Greenhouse, Raised Beds and Shared Pond

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A truly captivating Grade II listed country home, Eagle Farm House is rich in history and brimming with period character. Believed to date from around 1598, with sympathetic later additions, the property showcases an exceptional blend of heritage charm and generous proportions, including notably high ceilings throughout.

Approached via a long, private driveway and set well back from the road, the sense of arrival is both welcoming and impressive. The house stands proudly, its striking façade hinting at the character within.

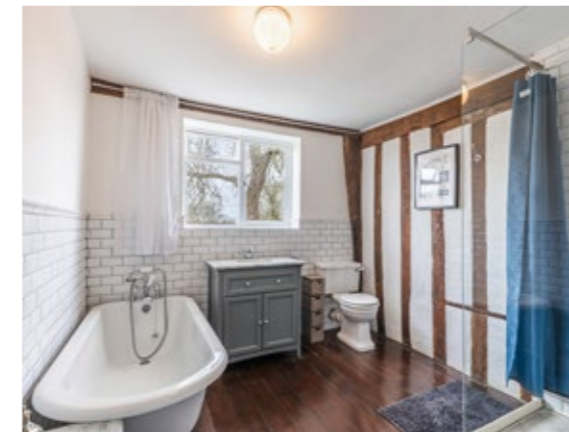
Inside, the accommodation flows beautifully, offering both inviting living spaces and practical versatility. The sitting room is a standout, featuring impressive exposed wall timbers, wide oak floorboards and a charming brick fireplace, complemented by an adjacent Regency-era display and storage cupboard. At the heart of the home, the dining room provides a wonderful setting for entertaining and family gatherings alike, while the kitchen is perfectly suited to both cooking and socialising.

Further ground floor accommodation includes a well-appointed utility room, a spacious study, ideal for home working, and a cloakroom. Access to the cellar completes this level.



...a wonderful mix of timber framed Tudor and Georgian high ceilings and big windows...every bedroom has a stunning view to wake up to.





Up the stairs, to four characterful bedrooms, two of which benefit from modern en-suite shower rooms, alongside a separate family bathroom. The staircase continues to the top floor, where an additional reception space and bedroom provide flexibility for guests, hobbies or quiet retreat.

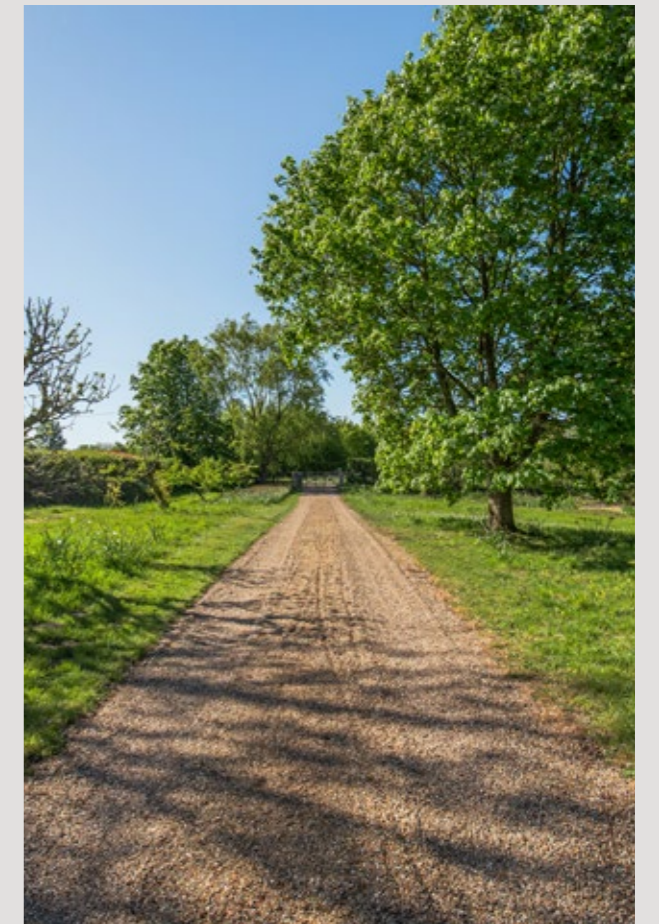
Outside, the grounds extend to approximately 1.67 acres (STMS), offering a delightful balance of formal and natural landscaping. The driveway passes through a wildflower meadow and alongside a large shared wildlife pond, enhancing the sense of rural tranquillity. Mature specimen trees and a generous south-facing terrace create ideal spaces for relaxing and entertaining outdoors.

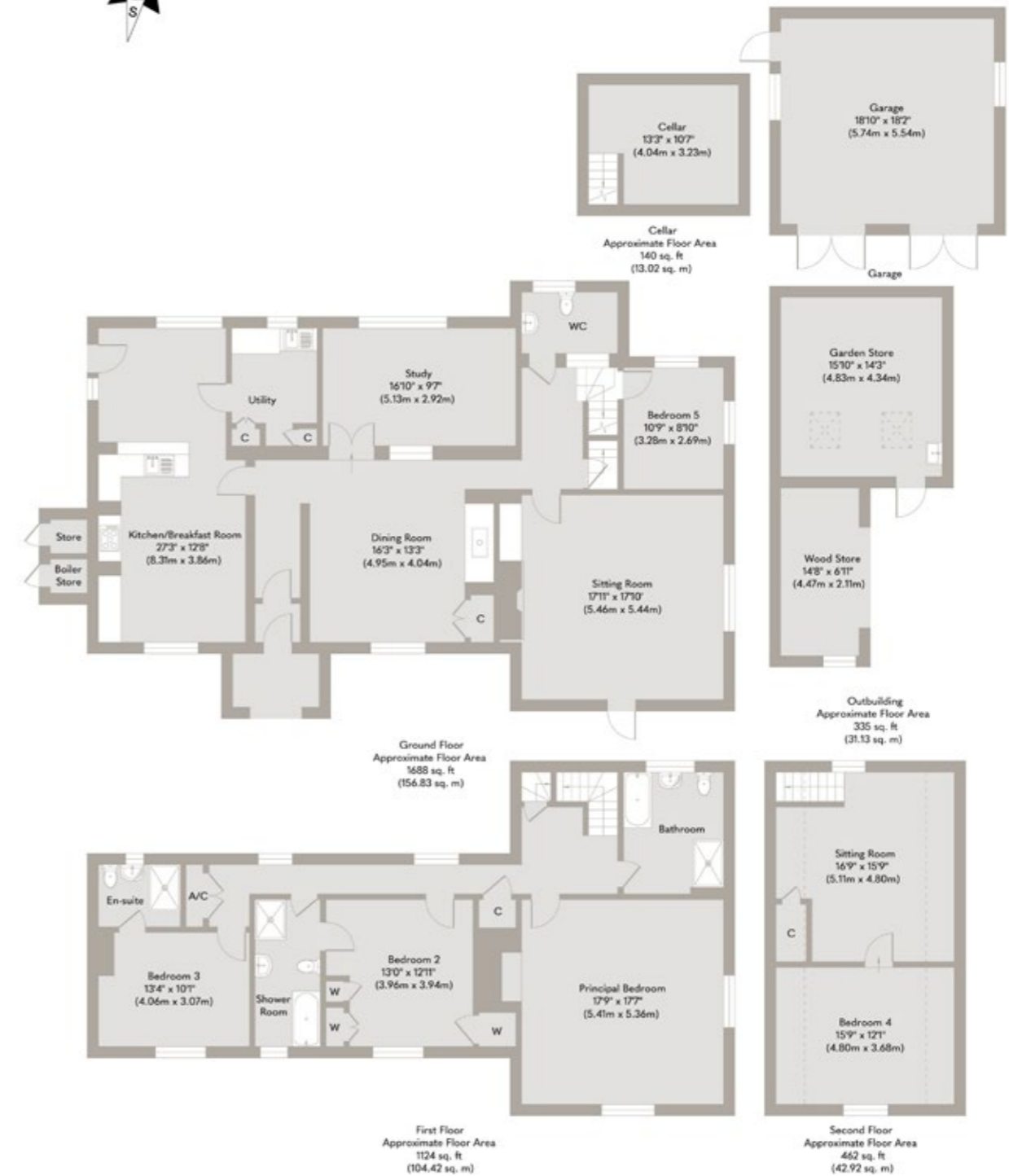
To the rear, the property continues to impress with a detached double garage, ample parking, and a productive kitchen garden with nine raised beds. There is also a large, flat lawned area, along with a separate brick-built outbuilding with power and water, and a wood store.

Eagle Farm House offers an idyllic lifestyle opportunity - a characterful home set within beautiful grounds, perfectly capturing the essence of country living in the Norfolk countryside.



Straight out of the garden gate, one accesses quiet, open countryside where you can commonly see barn owls, buzzards, red kites, kestrels, woodcock, roe deer and hare.





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.

Bunwell

A PICTURESQUE VILLAGE WITH A WARM HEART AND ENDLESS CHARM



Bunwell is a vibrant village in South Norfolk, positioned around 10 miles south-east of Norwich, 6 miles north of Diss, and approximately 15 miles north-west of Thetford, offering a balanced rural lifestyle with excellent links to nearby towns and city amenities.

The village benefits from a primary school, a village hall, and a local pub, providing social hubs for residents and fostering a strong community spirit. Daily essentials, shopping, and dining are within easy reach in Diss, which features supermarkets, boutique shops, cafés, weekly markets, and a mainline rail station to Norwich, Cambridge, and London.

Bunwell is surrounded by scenic farmland and quiet lanes, encouraging outdoor activities such as walking, cycling, and horse riding. Nearby green spaces and woodland trails offer further opportunities for nature exploration and recreation.

With its friendly community, countryside charm, and convenient access to both Norwich and Diss, Bunwell offers a lifestyle that blends rural tranquillity, local amenities, and easy connectivity, appealing to families, professionals, and anyone drawn to the South Norfolk countryside.

Note from the Vendor



“It’s steeped in history and you feel it every day you live here... to this day, exists a secret hideaway that took us four years to find!”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: /// funded.complain.contracts

AGENT’S NOTE

Please note a pedestrian Right of Way runs along the driveway onto the adjoining field.

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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