



Holly House, Lyng Road, Sparham
£600,000

Minors & Brady



Holly House, Lyng Road

Sparham, Norwich

There is a particular stillness to this corner of Sparham, wide skies overhead, open fields stretching beyond the garden boundary and the gentle presence of Sparham Pools nature reserve just moments away. Set within a sweeping half-acre plot, this substantial detached home blends refined country character with generous, adaptable family living, featuring exposed beams, wooden flooring and fireplaces, one with a wood burner (stms). A farmhouse-style kitchen/dining room with French doors to the garden forms the heart of the home, complemented by two grand reception rooms, a ground-floor shower room, versatile bedroom or playroom, home office and utility. Upstairs, four spacious double bedrooms, including a principal suite with en-suite and fitted wardrobes, are served by a family bathroom. Wraparound gardens with lawns, vegetable beds, seating areas and a BBQ hut, together with a self-contained annex generating £800pcm, offer both lifestyle and income potential in a quietly beautiful Norfolk setting

- Substantial detached residence proudly positioned on a 1/2 acre plot in the rural Norfolk village of Sparham (stms)
- Quiet, beautiful setting surrounded by country fields and Sparham pools, a 30-acre nature reserve managed by the Norfolk wildlife trust
- A self-contained annex currently generating a rental figure of £800 pcm, suitable for an income, multi-generational living or extended family members
- Presented to a high-standard with a country, homely feel, retaining traditional character features of exposed beams, fireplaces and wooden flooring
- Farmhouse-style kitchen/dining room creating an effortless flow for everyday living and hosting, with French doors that open out to the garden
- Two grand reception rooms showcases with an elegant interior, both accentuated by large fireplaces one with an inset wood burners





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Explore the beautiful Norfolk village of Sparham

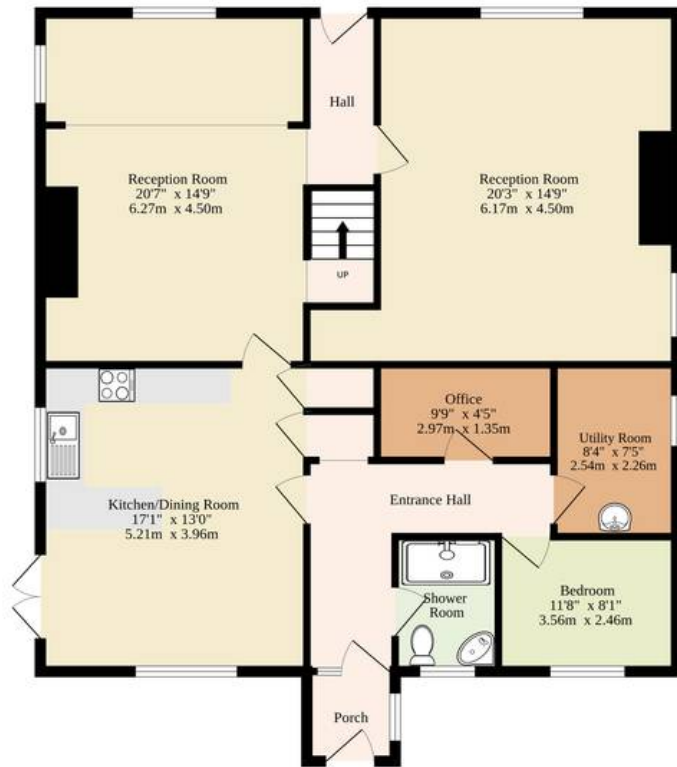
Lyng Road in the Norfolk village of Sparham offers a quintessential blend of rural calm and accessible convenience. The lane winds gently through open fields and farmland, where seasonal colours and wildlife create a constantly changing backdrop, while Sparham Pools, a 30-acre nature reserve managed by the Norfolk Wildlife Trust, lies just a short stroll away, providing tranquil lakes, walking paths, and abundant birdlife for nature lovers.

Despite its peaceful setting, the village is well connected: Reepham and Lenwade are nearby for independent shops, cafés, and weekly markets, while the historic city of Norwich, around 12 miles to the east, offers a full range of

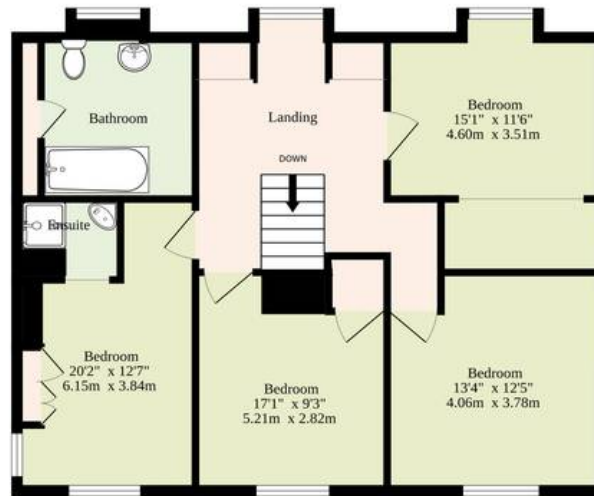
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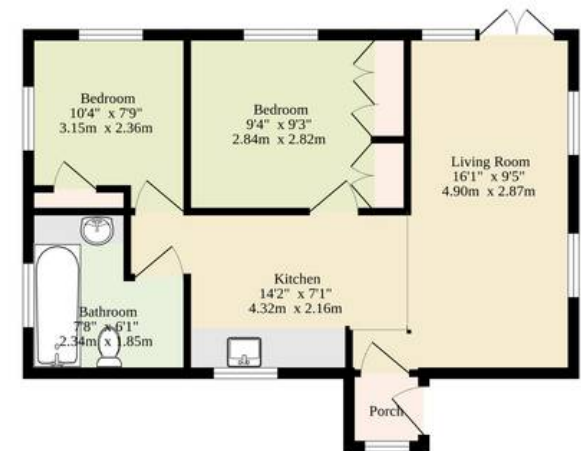
Ground Floor
1276 sq.ft. (118.5 sq.m.) approx.



1st Floor
995 sq.ft. (92.4 sq.m.) approx.



Annex
485 sq.ft. (45.1 sq.m.) approx.



Sqft Includes The Annex.

TOTAL FLOOR AREA : 2756 sq.ft. (256.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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