



THE STORY OF

Keepers Cottage

West Harling, Norfolk

SOWERBYS



THE STORY OF

Keepers Cottage

West Harling, Norfolk
NR16 2SE

Private Woodland Setting within
the Desirable Harling Estate

Approx. 3,300 Sq. Ft. of Accommodation
Arranged over Three Floors

Set Within Approximately 5.3 Acres (STMS)
of Mature Grounds and Gardens

Impressive Red-Brick Country Home
with Timeless Architectural Appeal

Multiple Reception Rooms Ideal for
Entertaining and Family Life

Generous Kitchen and Breakfast Room
Forming the Heart of the Home

Stables and Direct Access to Excellent
Riding Routes Nearby

Wonderful Balance of Privacy,
Space and Accessibility

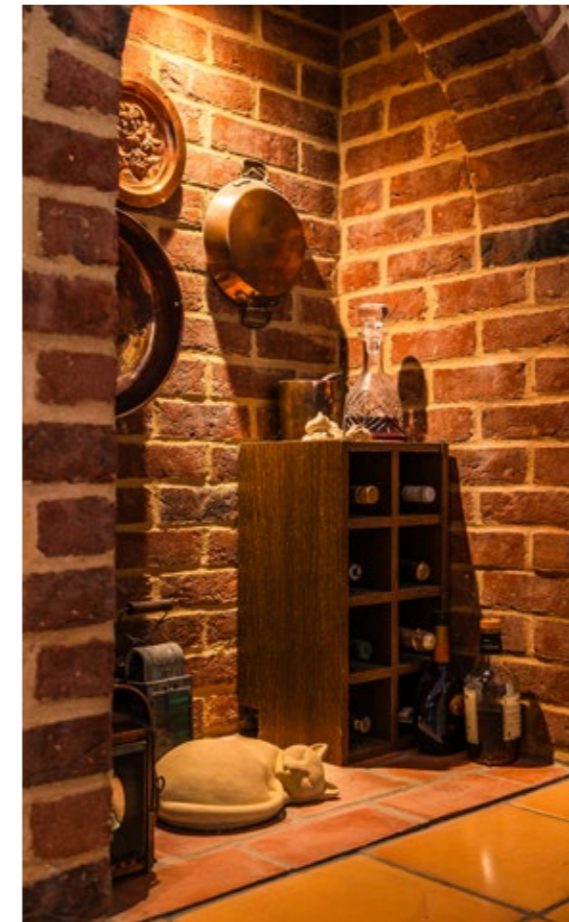
Surrounded by Some of Norfolk's Most
Beautiful Countryside and Woodland

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Tucked away within an idyllic woodland setting on the edge of the renowned Harling Estate, Keepers Cottage is a remarkable country home that perfectly balances privacy, character and modern family living. Surrounded by mature trees and set within generous grounds, this is a home designed for those seeking a quieter pace of life without compromising on comfort or connectivity.

The approach immediately sets the tone, with a sweeping driveway leading to an impressive red-brick residence that enjoys a wonderful sense of seclusion. Inside, beautifully proportioned accommodation unfolds across three floors, offering a versatile arrangement of reception rooms and bedrooms that can adapt effortlessly to modern family life, home working or multi-generational living. The property is set within a substantial plot of approximately 5.3 acres (stms) and offers over 3,300 sq. ft. of accommodation.

Beyond the house itself, the lifestyle on offer is exceptional. Woodland walks begin from your doorstep, while the surrounding Norfolk countryside provides endless opportunities for riding, cycling and exploring. The grounds create a private sanctuary for children to play, summer entertaining or simply enjoying the peace and tranquillity of this unique setting. The property also benefits from stabling and excellent access to local hacking routes, making it particularly appealing to equestrian buyers.

Despite its rural setting, Keepers Cottage remains conveniently positioned for access to East Harling, Thetford, Norwich and the wider road and rail network, offering the perfect blend of country living and everyday practicality.



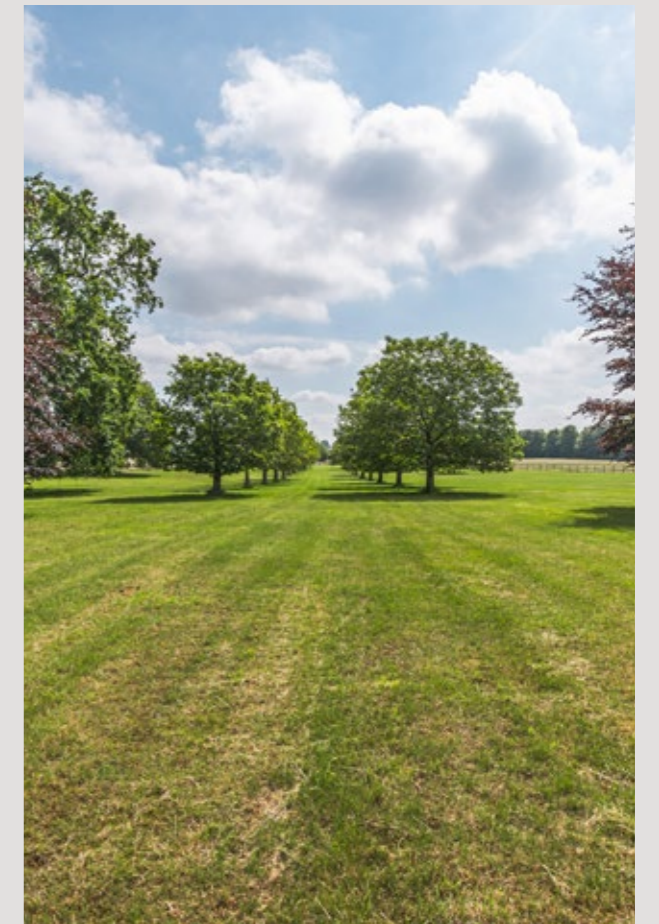
A remarkable country home that perfectly balances privacy, character & modern family living.

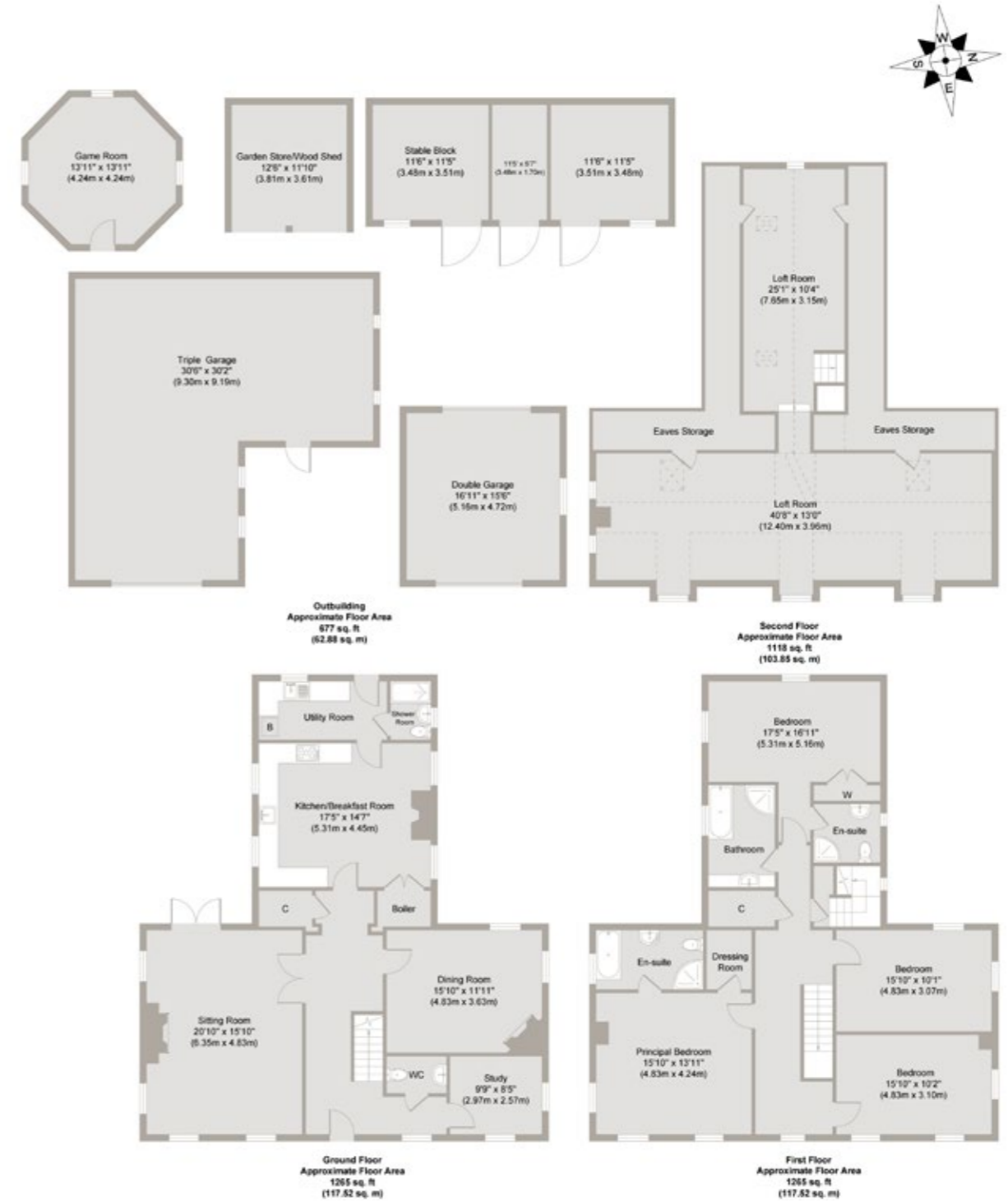






Surrounded by mature trees and set within approximately 5.3 acres of grounds.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

West Harling

RURAL HAMLET SURROUNDED BY
OPEN COUNTRYSIDE

Tucked away in the heart of rural Norfolk, West Harling is a peaceful hamlet surrounded by woodland, open countryside and the quiet beauty of the wider Harling Estate. Set close to the edge of Thetford Forest, it offers a wonderfully secluded setting, where country lanes, mature trees & far-reaching rural views create a true sense of escape.

West Harling has a rich history, with All Saints' Church standing in an isolated position on the private estate. The church dates back to around the late 13th century, adding a sense of heritage and timeless character to this tucked-away corner of Norfolk.

The surrounding landscape is ideal for those who enjoy the outdoors, with woodland walks, riding routes & quiet lanes all nearby. The area feels wonderfully private and unspoilt, yet remains within easy reach of East Harling, Thetford and wider connections across Norfolk.

Perfect for those seeking space, peace and a slower pace of life, West Harling offers an authentic slice of rural Norfolk, where historic charm and countryside living sit quietly side by side.



Note from Sowerbys



“Enjoying peaceful views across its mature grounds and surrounding woodland.”



SERVICES CONNECTED

Mains water and electricity. Heating via ground source heat pump and solar panels.
Drainage via sewerage treatment plant.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 2039-3055-0201-4175-0200

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: ///verb.arrives.limes

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

