



THE STORY OF

# Church Farm

*Largate, Norfolk*

SOWERBYS



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# Church Farm

Largate, Horstead, Norfolk  
NR12 7NY

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Characterful Farmhouse with  
Renovation Potential

Superb Open-Plan Vaulted Entertaining Space

Flexible Multigenerational  
Living Accommodation

Traditional Barns Ripe for Conversion

Substantial Steel-Framed Agricultural Barn

Stunning Far-Reaching Countryside  
Views Throughout

Approx. 26 Acres of Private Grounds

Ancient Woodland, access to and  
ownership of River Bure

Enchanting Wildlife and Natural Surroundings

Peaceful Yet Accessible Norfolk Location

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Tucked away in an idyllic position on the fringes of Horstead, this enchanting farmhouse offers a wonderfully rare opportunity to create an exceptional rural lifestyle in one of Norfolk's most picturesque settings. Surrounded by approximately 26 acres of varied and beautiful grounds, the property enjoys a remarkable sense of peace and privacy, with ancient woodland, open meadow, winding streams and river frontage combining to create a landscape rich in wildlife and natural beauty.

From the moment you arrive, there is an undeniable feeling that this is somewhere truly special. The farmhouse itself is full of warmth and character, blending period charm with generous and highly adaptable accommodation extending to over 3,000 sq. ft. The current owners have already begun an exciting programme of renovation, sympathetically enhancing the home whilst retaining its inherent character, and it is now ready for the next custodian to continue shaping it into something extraordinary.

At the heart of the home lies a spectacular open-plan kitchen, dining and living space, undoubtedly designed for modern family life and large-scale entertaining alike. Vaulted ceilings, exposed timbers and expansive glazing create a wonderfully light and airy atmosphere, whilst doors opening directly onto the sunny terrace seamlessly connect the indoors with the surrounding landscape.

Beyond the principal entertaining space, the farmhouse offers a series of more traditional reception rooms, ideal for quieter evenings, home working or cosy winter afternoons beside the fire. The layout flows beautifully and offers excellent versatility for growing families or multigenerational living, with the potential to create independent areas for guests or relatives if desired.





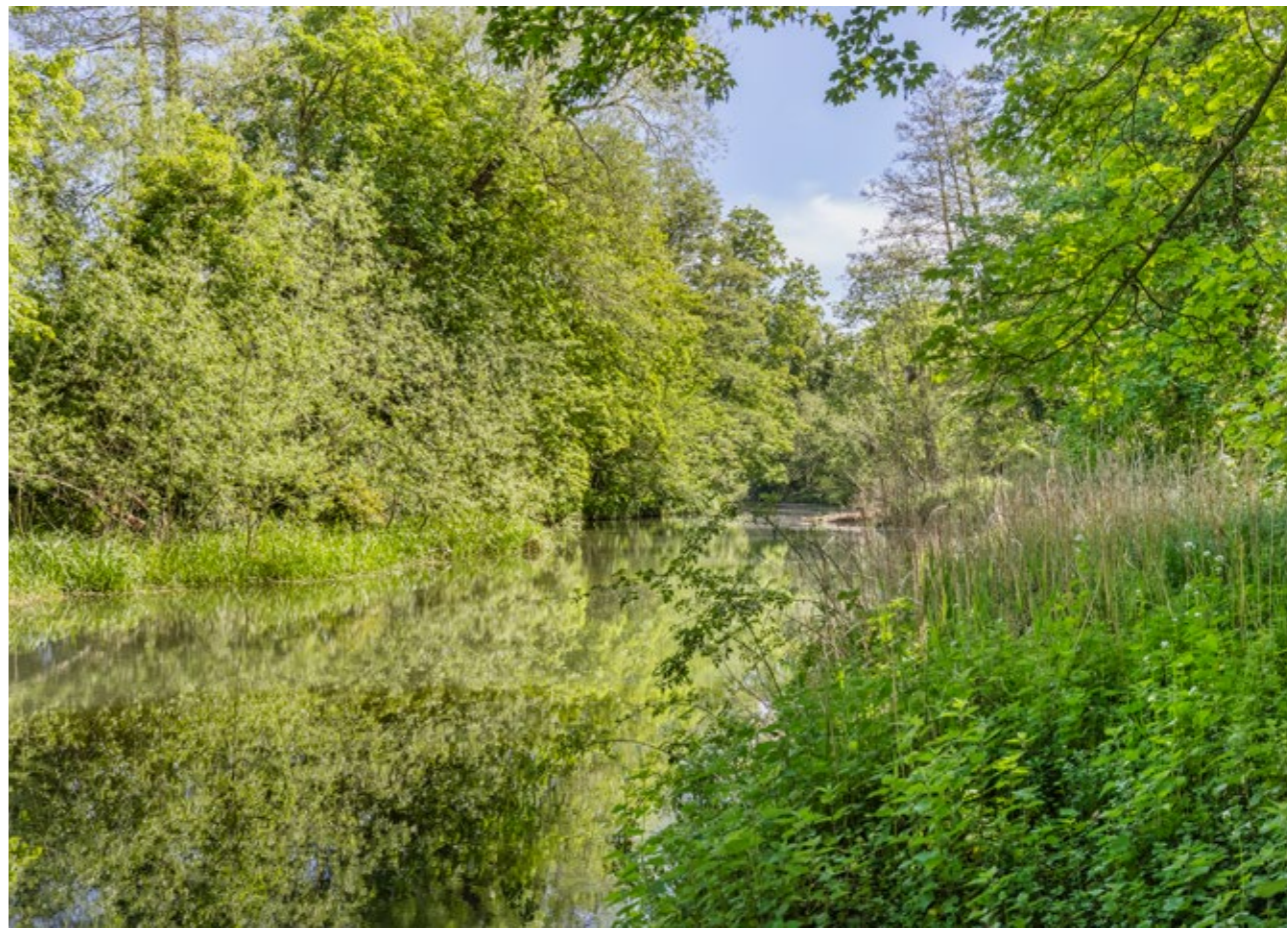
Upstairs, the bedroom accommodation is equally flexible, with a generous principal bedroom alongside several further double bedrooms and family bathroom facilities, all enjoying lovely outlooks across the grounds and surrounding countryside. Throughout the house there remains enormous scope for the next owners to continue enhancing and personalising the interiors to their own tastes.

Outside, the lifestyle on offer is simply exceptional. Endless walks can be enjoyed directly from your doorstep, with children able to roam woodland paths, build dens and paddle in streams without ever needing to leave home. Nature lovers will be captivated by the abundance of birds and wildlife that thrive here, creating an ever-changing backdrop throughout the seasons.

Complementing the farmhouse is an extensive range of outbuildings, including a substantial wing of traditional barns ripe for conversion, subject to the necessary planning permissions. In addition, the enormous steel-framed barn presents exciting possibilities for a variety of future uses, whether for storage, equestrian pursuits, workshops, entertaining or further development potential.

This is far more than simply a home; it is a chance to embrace an exceptional way of life — peaceful, private and deeply connected to the surrounding landscape, yet within easy reach of Norwich and the North Norfolk coastline.







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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# Horstead

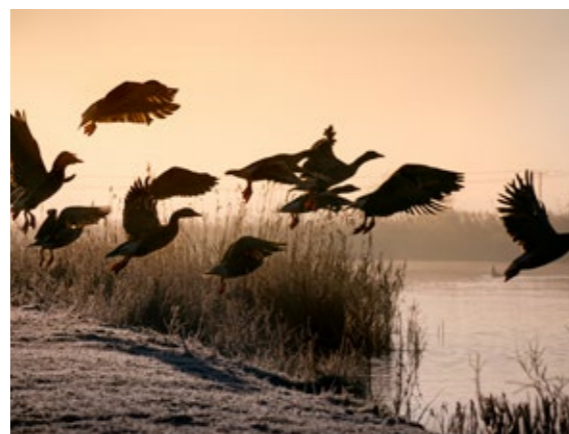
WATERSIDE LIVING MEETS  
COUNTRYSIDE CHARM

Nestled in the heart of the Norfolk Broads, Horstead is a picturesque riverside village offering a wonderful blend of rural charm, historic character and convenient access to the Norfolk coastline and city of Norwich. Set alongside the tranquil River Bure, the village is renowned for its attractive period properties, scenic countryside walks and strong sense of community.

Horstead is particularly desired for its peaceful setting whilst remaining well connected, with the neighbouring village of Coltishall providing a range of everyday amenities including shops, cafés, pubs and a primary school. The area is ideal for those who enjoy outdoor pursuits, with boating, cycling and walking all readily available from the doorstep.

The village itself is rich in character, with traditional architecture, leafy lanes and open green spaces creating a quintessential Norfolk setting. Excellent road links provide easy access to Norwich, approximately eight miles to the south, whilst the stunning Norfolk coastline and Broads National Park are within easy reach.

Combining idyllic countryside living with excellent accessibility, Horstead continues to be one of North Norfolk's most desirable villages for families, professionals and those seeking a quieter pace of life.



## Note from Sowerbys



“Peaceful, private  
and deeply  
connected to the  
surrounding  
landscape.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

E. Ref:- 0330-2440-6640-2326-1175.

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: ///resolves.tools.forehand

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# SOWERBYS

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