



Rose Manor

Pit Lane, Swaffham, Norfolk, PE37 7DA

BROWN & CO



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A substantial and highly attractive detached four bedroom residence with a self-contained one bedroom annexe, double garage and outstanding landscaped gardens and grounds in the centre of Swaffham, but beautifully tucked away.

£800,000



DESCRIPTION

Rose Manor is a substantial and particularly striking detached family home, completed in 2017 following a highly detailed and comprehensive design plan which kept the integrity of the local area's exquisite architecture at the heart of the build. The whole is beautifully positioned being tucked away on Pit Lane, and offers a uniqueness with a large garden and yet within minutes of the hustle and bustle of a thriving town centre. The accommodation spans around 3,400 sq ft of which includes a self-contained annexe and heated double garage and will be of great interest to buyers looking for a home with a great deal of versatility in this historic, Georgian market town.

Approached from the inner courtyard into the reception hall with floating staircase and integrate lighting sets the tone for the whole and creates a very pleasing first impression. The ground floor is centred around the kitchen/dining room with a range of integrated appliances, which in addition to the cooker and dishwasher, include a plate warmer and wine fridge. The kitchen forms the principal hub of the house, with ample space for any occasion, and flows through to a sitting room divided by an exquisite wood burner.

Further ground floor rooms include a snug, cloakroom, pantry and utility room providing practical ancillary support, with well-considered circulation throughout.

On the first floor, the principal bedroom suite benefits from en-suite facilities and a dressing room and enjoys access to a balcony, affording an elevated outlook over the gardens and the charming, St Peter & St Paul Church. Bedroom two enjoys fitted wardrobes and an en-suite bathroom, and There are two further bedrooms, served by a family bathroom, all arranged to provide flexibility for family living or guest accommodation. The whole benefits from underfloor heating on the ground floor (including the garage) together with shutter blinds, and soundproofed flooring.

A particular feature of Rose Manor is the self-contained annexe situated above the double garage and approached at the side via separate staircase. The annexe comprises an open-plan kitchen/sitting/dining room, double bedroom and bathroom and is ideally suited for multi-generational living, guest accommodation or potential income, subject to the necessary consents The annexe benefits from underfloor heating.

The walled garden represents a particularly fine example of considered landscape design, successfully marrying heritage features with contemporary outdoor living. Two of the enclosing walls are understood to date from the original Victorian kitchen garden serving the former Manor House, with the third having been sympathetically reconstructed using reclaimed materials sourced from the site.

The garden is arranged to provide a high degree of privacy, forming a sheltered and tranquil setting. It has been thoughtfully laid out to create distinct yet cohesive areas, including a generous paved terrace, complemented by a central lawn and well-stocked planted borders. A circular brick opening within the wall creates an attractive architectural focal point while linking the different sections of the garden.

The principal terrace adjacent to the house offers an ideal space for seating whilst the overall offers a low-maintenance feel, with a strong emphasis on symmetry and defined planting.



Additional benefits to the property include the installation of solar panels, Cat 5 cabling providing modern connectivity, and extensive off-road parking set within a neatly laid block-paved forecourt.

Services – Mains water, mains drainage, mains gas central heating, mains electricity

Local authority – Breckland District Council

Council tax band - F

LOCATION

Swaffham is a well-established and historic market town situated in the county of Norfolk, within the East of England region. The town lies approximately 12 miles east of King's Lynn and around 30 miles west of Norwich, providing convenient access to a wider range of amenities and transport connections. Swaffham benefits from its position just off the A47 road, a key route linking the Midlands with the East Coast, making it particularly appealing for commuters and those requiring good road connectivity.

The town offers a range of local facilities including independent shops, supermarkets, cafés, and a popular weekly market, alongside schooling for all ages and healthcare services. Surrounded by attractive Norfolk countryside, with nearby access to Thetford Forest and a variety of walking and cycling routes, Swaffham combines

rural charm with everyday convenience, making it a desirable location for a wide range of buyers.

DIRECTIONS

Leave Norwich heading westbound on the A47 road, following signs for Dereham and King's Lynn. Continue on the A47 for approximately 28–30 miles, passing through or bypassing Dereham. Remain on this road as it continues directly towards Swaffham.

Upon approaching Swaffham, take the exit signposted for the town centre and follow the signs into the town. Proceed towards the roundabout and head over the roundabout onto London Street and then take the first left onto Pitt Lane. The property is located on the left hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



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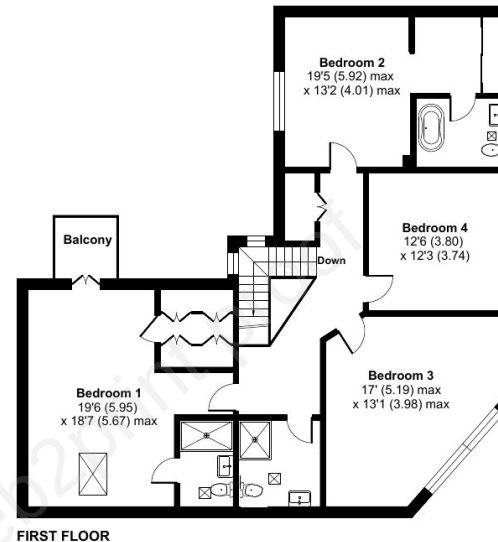
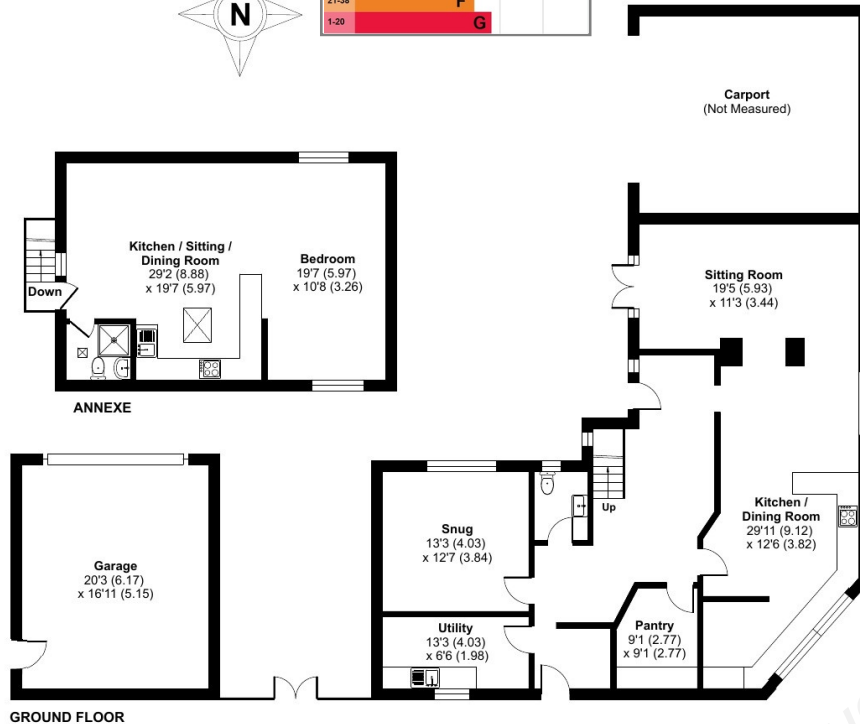
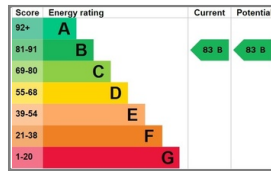
Approximate Area = 2566 sq ft / 238.3 sq m (excludes carport)

Garage = 342 sq ft / 31.7 sq m

Annexe = 565 sq ft / 52.4 sq m

Total = 3473 sq ft / 322.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Brown & Co. REF: 1430061

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