



THE STORY OF

1 Home Farm Cottages

Wramplingham, Norfolk

SOWERBYS



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1 Home Farm Cottages

Hall Lane, Wrampingham, Norfolk
NR18 0RX

Semi-Detached Period Cottage

Three Reception Rooms

Kitchen/Breakfast Room and Cloakroom

Three First Floor Bedrooms

Family Bathroom

Parking

South-Facing Rear Garden

Fine Countryside Views

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This charming period cottage enjoys a wonderful semi-rural setting, surrounded by beautiful countryside views and offering a relaxed lifestyle with the best of rural living.

Inside, the ground floor has been thoughtfully arranged for both everyday living and entertaining. The welcoming sitting room centres around a characterful fireplace, creating a cosy space to unwind. A separate dining room provides an ideal setting for family meals and gatherings, while the well-fitted kitchen/ breakfast room offers generous storage and worktop space, making it a fantastic kitchen for keen cooks and those who enjoy hosting. Completing the ground floor is a useful cloakroom.

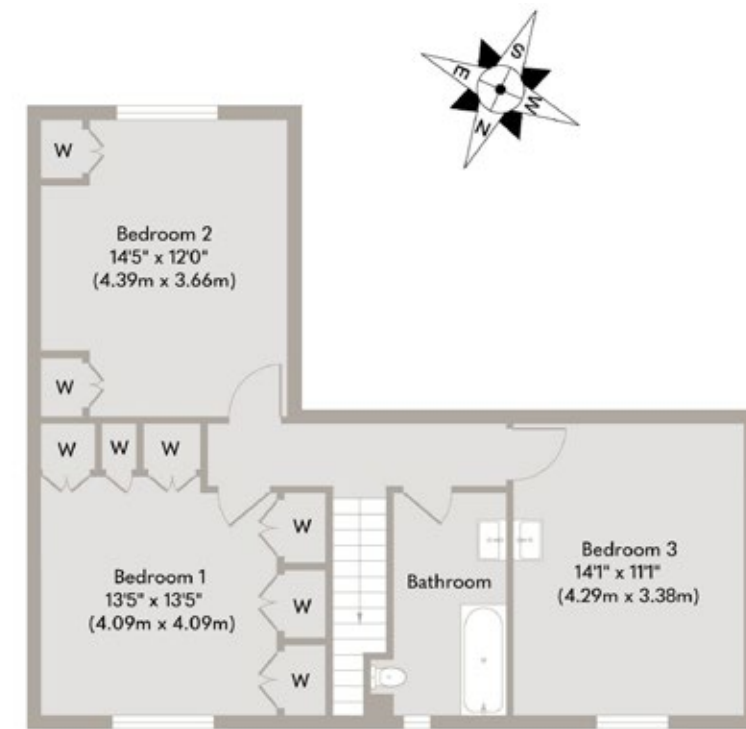
To the rear, an impressive additional sitting room is filled with natural light and features double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the first floor comprises three well-appointed bedrooms and a family bathroom.

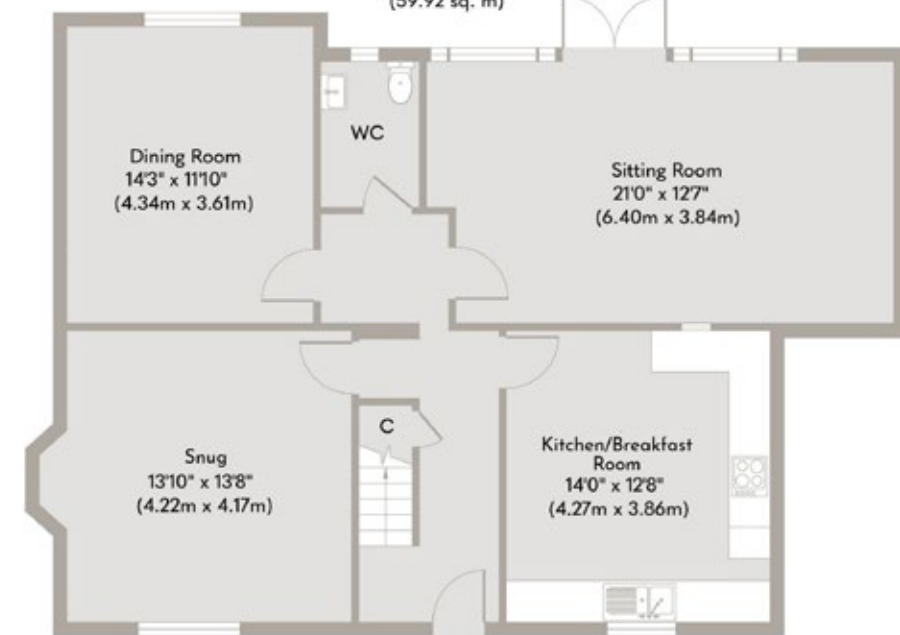
The delightful south-facing rear garden is designed for enjoying the outdoors, with a lawn, a small terrace for al fresco dining or morning coffee, and established boundary hedging providing a pleasant backdrop. To the front of the property there is convenient parking.

Adjacent to the property is a redundant barn, available by separate negotiation.





First Floor
Approximate Floor Area
645 sq. ft
(59.92 sq. m)



Ground Floor
Approximate Floor Area
1007 sq. ft
(93.55 sq. m)

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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Wramplingham

A QUIET CORNER OF NORFOLK

Tucked away in the heart of rural Norfolk, Wramplingham is a peaceful village steeped in pastoral charm and quiet history. Situated just a few miles south-west of Norwich, this small community is surrounded by gently rolling farmland, meandering country lanes, and the timeless tranquillity that defines the East Anglian countryside.

Wramplingham lies close to the River Tiffey, offering scenic walks along its banks and through nearby woodland and meadows. The village itself is made up of a scattering of traditional cottages and farmhouses, with a sense of seclusion that makes it ideal for those seeking respite from the bustle of modern life.

Though small, Wramplingham boasts a rich heritage, with roots stretching back to the Domesday Book. It's also just a short drive from the historic market towns of Wymondham and Hingham, where you'll find medieval churches, cosy pubs, and weekly markets showcasing local produce.

Perfect for countryside getaways, walking holidays, or simply soaking in the slow pace of rural Norfolk, Wramplingham offers an authentic slice of English village life.



Note from the Vendor



“I have loved living here, it is a lovely area with fabulous views, great country walks and friendly neighbourhood...”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 5300-6310-0122-2606-3663

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: /// scored.bossy.film

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SOWERBYS

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