



THE STORY OF

# Pipistrelle House

*Ashill, Norfolk*

**SOWERBYS**



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Hale Road, Ashill, Norfolk  
IP25 7BL

Meticulously Designed Self-Build Family Home

Impressive Grand Entrance Hall  
with Handcrafted Staircase

Two Versatile Reception Rooms  
Suited to Modern Living

Generous Sitting Room with Feature Brick  
Fireplace and Log-Burning Stove

Open-Plan Kitchen and Dining Room  
Forming the Heart of the Home

Light-Filled Garden Room with Views  
Across the Landscaped Garden

Walk-Through Pantry and Separate Utility Room

Five Spacious Double Bedrooms  
Including En-Suite Accommodation

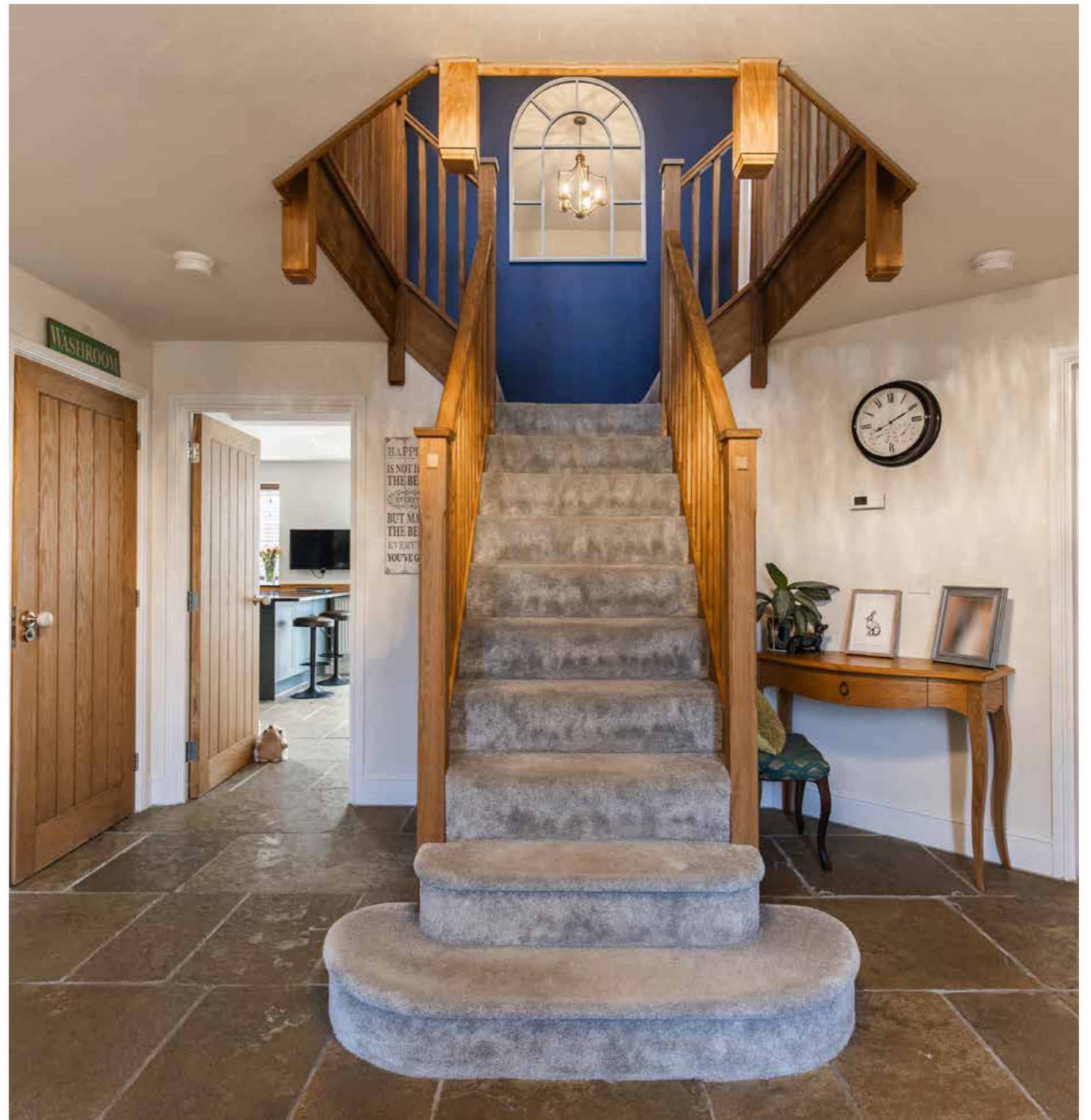
Shared En-Suite Offering Dressing  
Room or Nursery Potential

Ample Parking, Double Garage and  
Additional Land to the Rear

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Indulge in the very best of bespoke family living with this meticulously designed and thoughtfully executed self-build home, where quality craftsmanship, generous proportions and a highly practical layout combine to create an exceptional residence.

The sense of arrival is immediate. A grand entrance hall provides an impressive introduction, centred around a beautifully handcrafted staircase that rises elegantly to the first floor and sets the tone for the attention to detail found throughout the house. From here, two versatile reception rooms are positioned to either side of the hallway, offering flexibility to suit modern lifestyles. Whether used as a formal sitting room, home office, snug or games room, these spaces adapt effortlessly to changing family needs.

To the rear of the house, the main sitting room forms a welcoming retreat, generously proportioned and filled with natural light. Double doors open directly onto the garden, creating a seamless connection between inside and out, while a striking brick-built fireplace with an oak mantel and log-burning stove provides a warm and characterful focal point.

At the heart of the home lies the open-plan kitchen and dining room, designed as a true family hub. This expansive space encourages everyday living as well as entertaining, with ample room for a large dining table and sociable gatherings. The kitchen flows beautifully into a charming garden room, where glazed elevations frame views across the landscaped garden and allow light to flood the space throughout the day. A walk-through pantry sits discreetly off the kitchen, offering additional worktop space and excellent storage, and leads through to a well-equipped utility room that keeps household tasks neatly out of sight.



A meticulously designed family home...

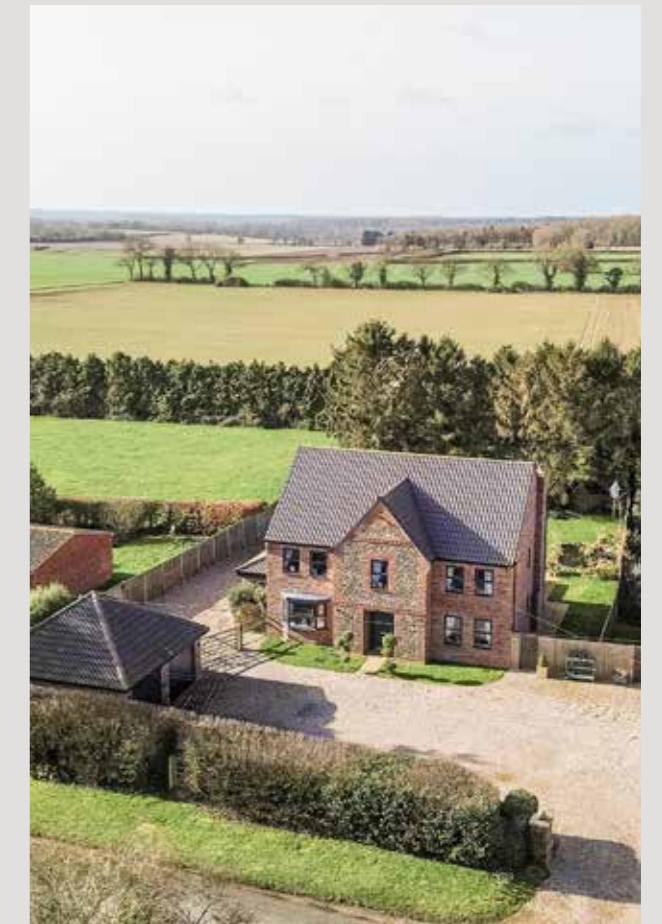




The first floor continues to impress. Five spacious double bedrooms are arranged around a bright and airy landing, ensuring comfort and privacy for all members of the household. The second bedroom benefits from its own en-suite shower room, while the principal bedroom enjoys an en-suite shared with bedroom four, creating the potential for a dressing room, nursery or private suite arrangement. A charming study area is tucked off the landing, providing a quiet spot for work, reading or study.

Outside, the garden has been carefully considered to complement the house. A paved entertaining terrace offers an ideal setting for outdoor dining and summer gatherings, while the main garden provides space for relaxation and play. Beyond this, an additional parcel of land to the rear introduces further versatility, suitable for recreation, small-scale gardening, or keeping chickens and growing produce.

To the front, ample parking is provided for several vehicles, alongside a substantial double garage that adds further practicality. Combining elegance, flexibility and everyday comfort, this outstanding home offers a lifestyle that caters beautifully to modern family living and must be experienced in person to be fully appreciated.





First Floor  
Approximate Floor Area  
1147 sq. ft.  
(107.00 sq. m)



Garage  
Approximate Floor Area  
413 sq. ft.  
(38.36 sq. m)

Ground Floor  
Approximate Floor Area  
1376 sq. ft.  
(129.00 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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# Ashill

A MID-NORFOLK VILLAGE TO CALL HOME

Ashill is a friendly Breckland village offering a relaxed rural lifestyle with excellent access to nearby towns. Set 3 miles from Watton, 5 miles from Swaffham and around 21 miles from Norwich, it enjoys a convenient position while maintaining a welcoming village feel.

The village provides great everyday amenities, including a well-stocked shop, newsagent, and the popular White Hart pub, known for good food and a social atmosphere. The Call-In by the village pond is a favourite for morning coffee, and the community centre hosts regular clubs, classes and events. Families benefit from Ashill Primary School and easy links to secondary schools in nearby towns.

Local highlights such as Ashill Fruit Farm and Farm Shop bring fresh produce close to home, while Watton and Swaffham offer supermarkets, cafés, markets and leisure facilities just a short drive away.

Surrounded by open countryside, Ashill is ideal for walking, cycling and enjoying the outdoors. Its blend of community spirit, practical amenities and countryside setting makes it a rewarding place to call home.



*Note from Sowerbys*



“With parking for several cars and a large double garage, elegance and practicality are harmoniously balanced.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 0060-3855-0459-2602-2431

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: ///clutter.stuff.reverted

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# SOWERBYS

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