





THE STORY OF

# Fir Haus

Fir Park, Ashill, Norfolk  
IP25 7DE

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Field and Paddock Views to Rear

Five Bedrooms

Three Versatile Reception Rooms

Double Garage and Workshop

Solar Panels, Hot Water Solar Heating  
Unit, EV Charger and Storage Batteries

Prime Corner Plot at the End of Cul-de-Sac

Popular Village, Close to Amenities

Short Drive from Market Towns  
of Watton and Swaffham

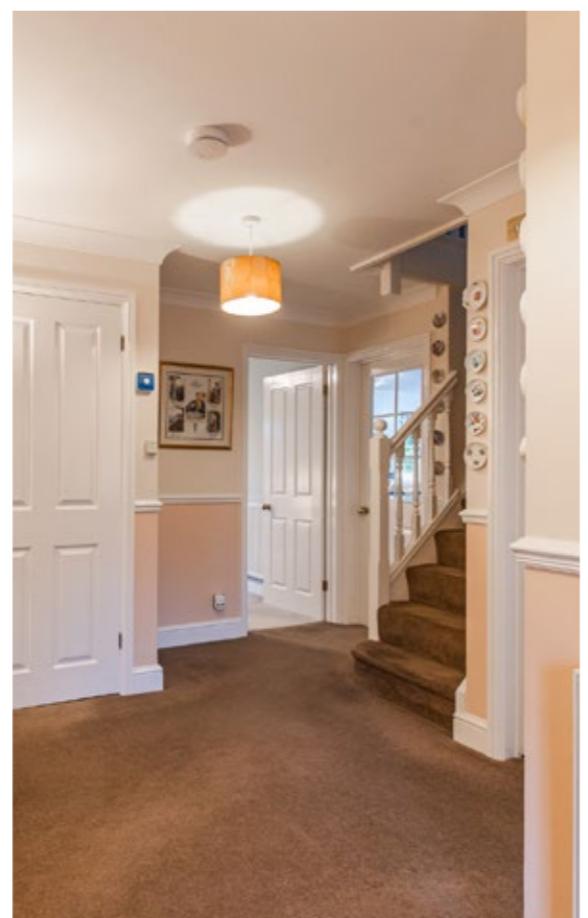
Mature Landscaped Gardens



A substantial detached family home, Fir Haus occupies a prime corner plot at the end of a quiet cul-de-sac within the well-regarded village of Ashill. The position offers a strong sense of privacy along with open field and paddock views to the rear, creating a rural outlook while remaining firmly connected to village life and nearby market towns.

The property provides generous and flexible accommodation extending over two floors, well suited to modern family living. With five bedrooms and three versatile reception rooms, the layout allows space to adapt easily to changing needs, whether that be home working, multi-generational living or entertaining. The balance between living and bedroom space is practical and well proportioned, offering longevity for growing families or those seeking room to spread out without compromise.

A key strength of Fir Haus is its commitment to energy efficiency and sustainability. The house benefits from solar panels, a hot water solar heating unit and storage batteries, helping to reduce running costs and improve overall energy performance. These features add long-term value and appeal, particularly for buyers looking to future-proof their next home.



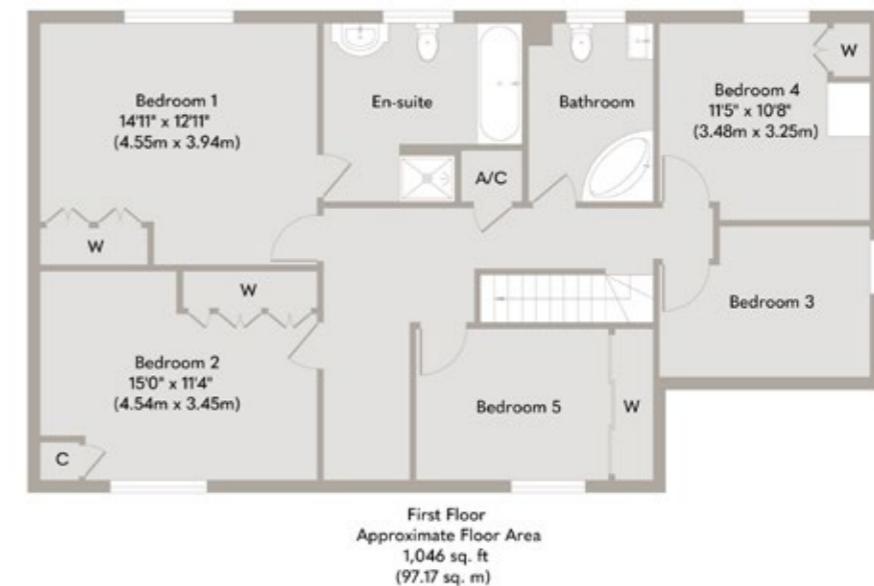


Externally, the property continues to impress. The mature landscaped gardens have been thoughtfully established, providing structure, privacy and year-round interest. The rear aspect enjoys uninterrupted views across neighbouring fields and paddocks, enhancing the sense of space and countryside living. The generous plot size also allows for practical outdoor use, from family recreation to gardening.

Practicality is further enhanced by a double garage and separate workshop, offering excellent storage and workspace options for hobbies, home projects or additional vehicles. Off-road parking is well catered for, and there's an EV charger, powered by solar or mains. The corner plot position ensures a feeling of openness rarely found within cul-de-sac settings.

Ashill remains a popular village due to its community feel and accessible amenities, while the nearby market towns of Watton and Swaffham are just a short drive away, providing a wider range of shopping, schooling and services. This combination of village location, countryside outlook and convenience makes Fir Haus particularly appealing to those seeking a balanced lifestyle.

Overall, Fir Haus offers a well-located, energy-conscious family home with generous accommodation, attractive views and mature grounds, all set within one of the area's most desirable village settings.



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 the Vendor



"The south-facing patio is a focus for entertaining and has unrestricted views over fields..."



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. Solar panels, hot water solar heating unit, EV charger and storage batteries.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

B. Ref:- 1635-5922-0109-0477-0222

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: //texted.dote.popping

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# SOWERBYS

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