



THE STORY OF

The Grove

Seething, Norfolk

SOWERBYS



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The Grove

Seething Street, Seething,
NR15 1AL



Fine Georgian Village House

Four Reception Rooms

Five Excellent Bedrooms

Elegant Proportion and Fine Views

Outbuildings Offering Potential,
Subject to Planning

Equestrian Potential

Solar Panels

Further Scope to Extend, Subject
to Planning Permission

Conveniently Situated and in
the Heart of the Village

Grounds Extending to Approximately
6 Acres (STMS)



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“Huge skies, attractive countryside and a wonderfully safe place for children to grow up.”

The Grove is one of those village houses that many aspire to live in. With its imposing façade, yet understated elegance, it sits at the heart of the village, though surrounded by countryside.

The sweeping gravelled driveway draws you in and you are greeted by the fine, classic Georgian symmetrical façade. Through the stylish front door, the gorgeous hallway has been sympathetically decorated and has the most wonderful herringbone floor. A true statement upon entering. Two fine reception rooms to the front with original flooring, shutters to close on the cold winter's night as well as a fireplace in each room. The contemporary kitchen offers a great contrast to the period feel of the house. Clean lines and a flawless Silestone worktop. You are instantly drawn through into the garden room. A particular favourite

of the current owners. Sitting peacefully as the sun rises over the garden on a summer's day and then watch the light slip away into the evening, listening to the birds in the garden. Even the well-appointed pantry is a lovely room to enjoy with its original worn brick floor, indicating the generations who have lived at The Grove. In all the work carried out by the vendor over the years great attention to detail has been made to retain the property's authenticity and character. The original bells are still in place from the time when there were servants to look after the residents.

The first floor houses five, well-appointed bedrooms and two bathrooms, one with a walk-in shower and the other an en-suite with a return door to the landing. The bedrooms are filled with natural light and enjoy fine views from all aspects.









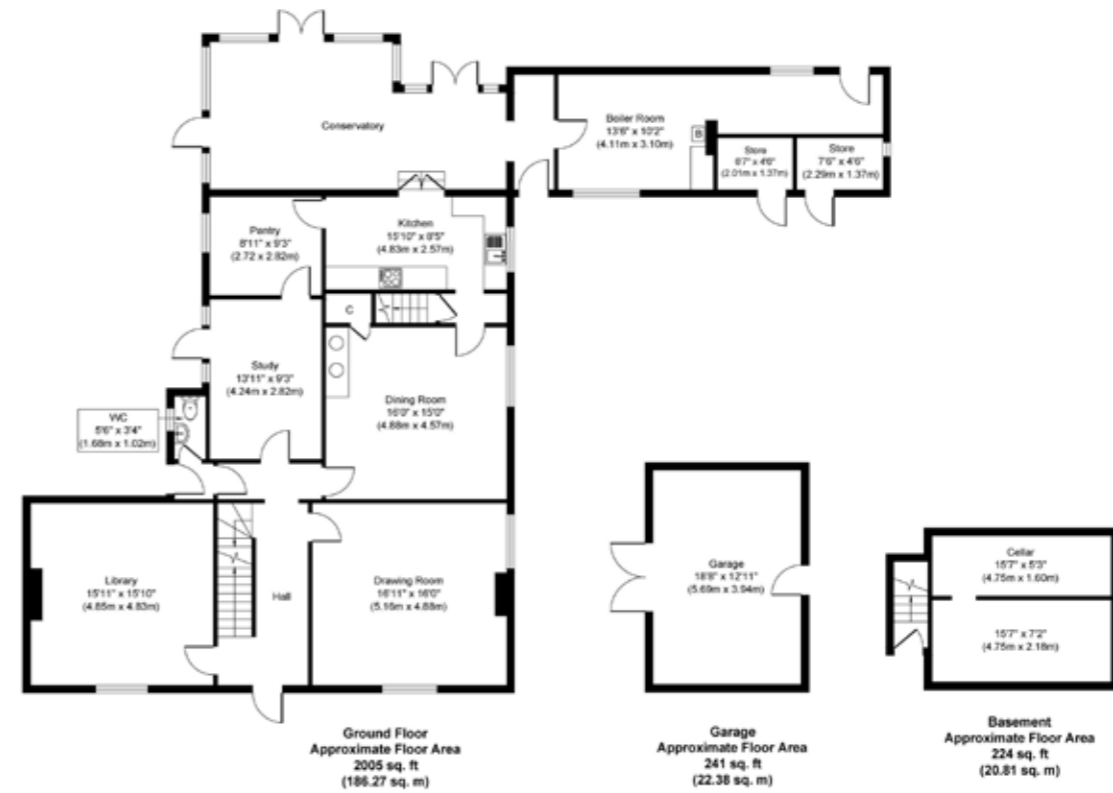
The grounds extend to approximately 6 acres (stms). A rare find in the heart of a village. A lovely, paved area to the side with wonderful mature planning, a range of traditional outbuildings suitable for many uses such as stabling, office space or potential for an annexe, subject to planning. The sweeping lawn leads to a natural wildlife pond and meadow beyond and to the side.

“It’s a happy, elegant home.”

With a rural feel, whilst just under half an hour with clear roads to Norwich, The Grove gives you a wonderful country life, yet superbly placed to enjoy the amenities Norwich has to offer. Seething, whilst a small village with farming origins, has evolved and now has a real community feel, offering a village shop, a post office and thriving primary school.



“There’s so much beautiful space here to be enjoyed and it’s a tranquil pace of life.”



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.

ALL THE REASONS

Seething

IN NORFOLK
IS THE PLACE TO CALL HOME



A traditional Norfolk village which has retained its charm. At the centre of the south Norfolk village of Seething

you'll find the church of St Margaret and St Regimus, a beautiful building with a thatched roof and early Norman round tower. The village has a variety of amenities such as has a local shop, post office, village hall and a large playing field.

For younger children, there is an excellent first school within the village and a nursery a few miles away. The nearby market town of Loddon offers a secondary school, plus a variety of day to day shops and amenities.

The Cathedral City of Norwich is approximately 9 miles to the north. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small

businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



The vibrant, historic city of Norwich.

“Seething is perfectly situated to explore local beaches and the city of Norwich is less than 30 minutes away.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Solar panels. Oil fired central heating. Drainage via cesspool.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 1732-7023-2100-0683-8206

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.

SOWERBYS



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