



THE STORY OF  
1 Farm View  
*Holme Hale, Norfolk*

SOWERBYS



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THE STORY OF

# 1 Farm View

Holme Hale, Norfolk  
IP25 7EG



Spacious Detached Home

Four Bedrooms with Principal En-Suite

Family Bathroom and Downstairs WC

Study

South Facing Garden

Large Single Garage

Underfloor Heating on the Ground Floor

Air Source Heating

Quiet Village Location

No Upward Chain



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“There are beautiful views of the church...”

Tucked away in a quiet part of Holme Hale, 1 Farm View has views towards the local village church. This bright and spacious property resides within an exclusive development of just five charming detached homes.

Thoughtfully designed and exquisitely finished to a high specification, the

property ‘oozes’ quality throughout and is perfectly located for those who want to soak up the stunning Norfolk countryside and coastline whilst retaining good access to nearby Norwich and King’s Lynn (30 mins away) and Cambridge (1 hour away).





“A peaceful, bright and spacious home...”

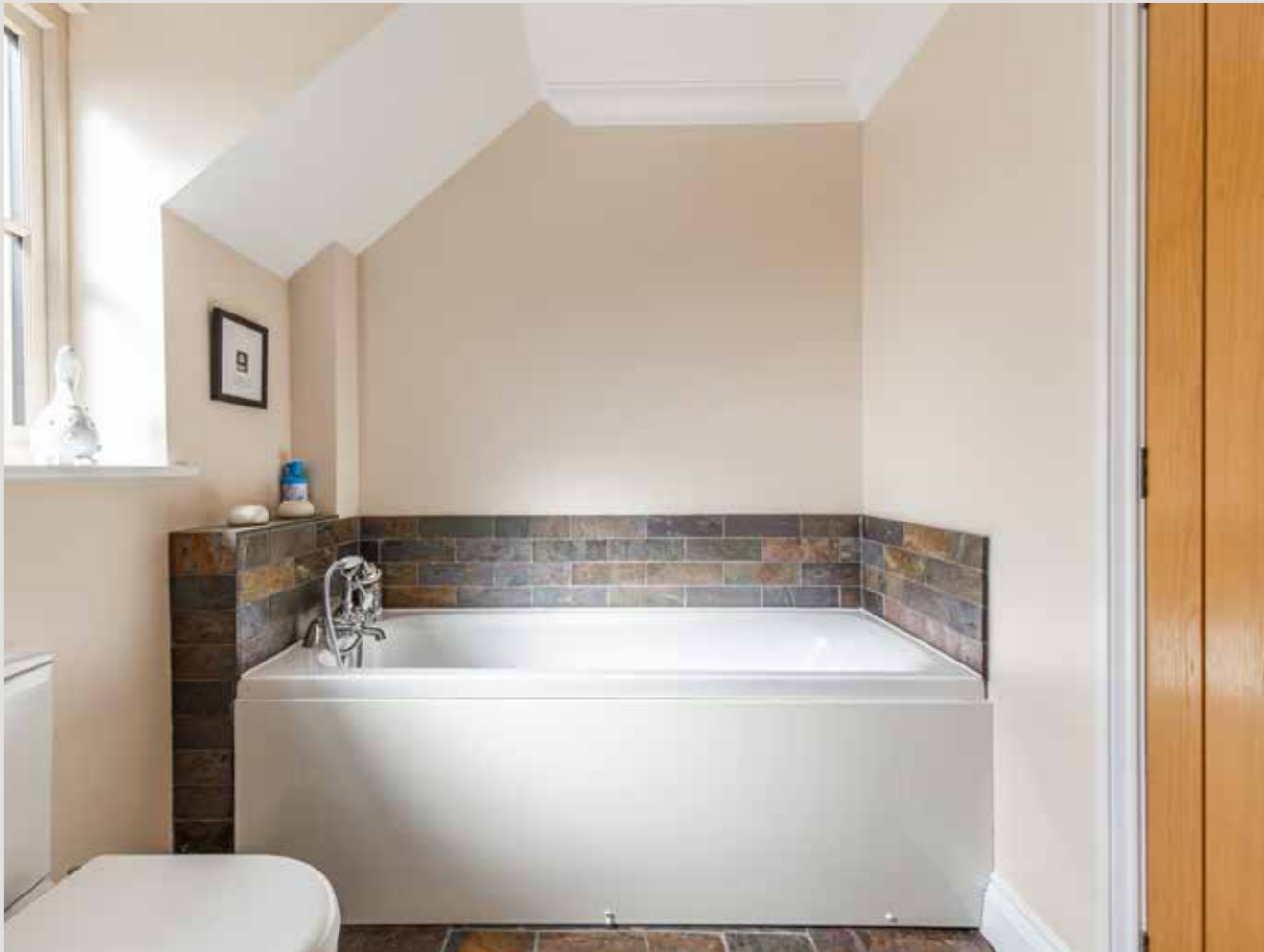




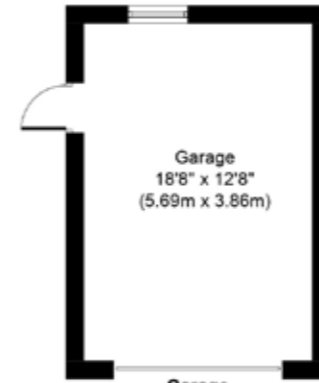
The ground floor accommodation is accessed from the wide and welcoming entrance hall. The spacious country style kitchen/diner has plenty of space for a large dining table, making it a perfect place for the family to gather together. The practical utility room is adjacent, opening out to the garden. Centred around a fireplace with wood burner, the sitting room is large and sociable, with the garden room next door providing a space to sit and read or for a moment of refecation.

Upstairs, the four double bedrooms are arranged around the central landing, with the principal bedroom having an en-suite shower room and the other three bedrooms sharing the family bathroom.



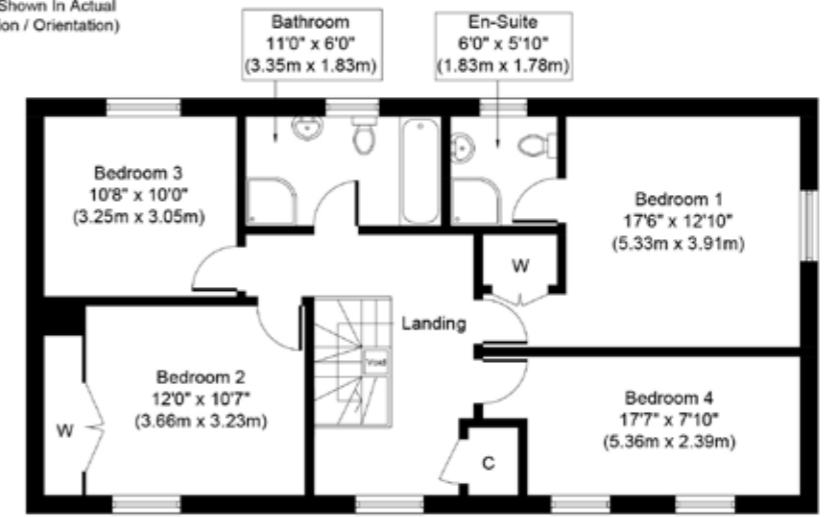


The south facing garden to the rear is wonderful for barbecues and alfresco dining, with the terrace accessed from the garden room. The lawn provides plenty of space for children to run off steam. There is a large single garage with parking for two cars on the driveway. To the front is a small garden and a hidden terrace that is great for an afternoon drink on hot summer days.

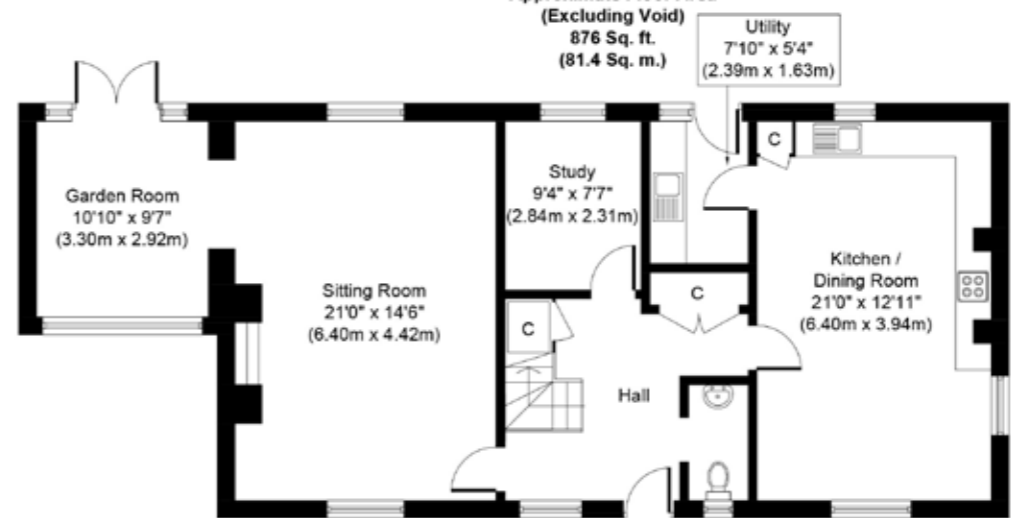


**Garage**  
18'8" x 12'8"  
(5.69m x 3.86m)

**Garage**  
Approximate Floor Area  
236 Sq. ft.  
(21.9 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)



**First Floor**  
Approximate Floor Area  
(Excluding Void)  
876 Sq. ft.  
(81.4 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
998 Sq. ft.  
(92.7 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.

ALL THE REASONS

# Holme Hale

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village roughly five miles south east of the historic market town of Swaffham, Holme Hale is close to the river Wissey.

The village has a pavilion, playing field and a church as well as a bus service to Watton, Wymondham, Dereham, Hingham, Norwich and King's Lynn. Swaffham is a thriving and historic market town situated approximately 15 miles east of King's Lynn and about 30 miles from Norwich.

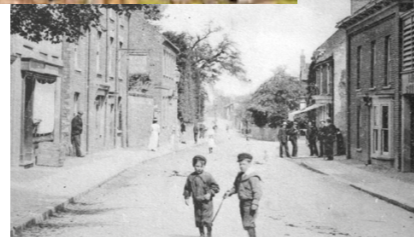
Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club. The town has an extremely popular Saturday market and many interesting historic

buildings including the parish church and 'The Buttercross'.

The town offers a great hub for those who wish for a perfect family life. It's a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance for people to learn more about famous Egyptologist Howard Carter, whose extended family lived in Swaffham. Howard Carter is, of course, famous for the 1922 discovery of the tomb of Tutankhamun.

Swaffham is only around two hours by train to London, with great access to Cambridge and only 45 minute drive to the coast. It is also a short car journey to Norwich, which provides an airport and has direct flights to Amsterdam.



Note from the Vendor



Hunstanton cliffs

“The property has been a great base for us, it's only 45 minutes from the coast.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Air source heat pump with underfloor heating to the ground floor and radiators upstairs. Each room is controlled by individual thermostat. There is also a wood burner in the lounge.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 8495-7239-3539-3336-4926

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.

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# SOWERBYS



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