



THE STORY OF

# Lilac Farmhouse

*Swanton Abbott, Norfolk*

SOWERBYS



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# Lilac Farmhouse

Long Common Road, Swanton Abbott,  
Norfolk, NR10 5BH



Stunning Grade II Listed Home

Abundance of Character

Elegant Sitting Room with Inglenook

Fine Dining Room with Inglenook

Four Excellent Bedrooms

Two Annexes - Currently Utilised  
as Successful Holiday Lets

Lilac Barn - Sleeps Four

Lilac Lodge - Sleeps Two

Grounds of Just Under 1 Acre (STMS)

Landscaped Garden and Fine Views



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“We have loved the tranquillity and the views of the countryside...”

Lilac Farmhouse is a quintessential, Grade II listed property, which has a wonderful ambience and benefits from two wonderful annexes.

From the moment you arrive, the beautiful façade, with its mature wisteria, makes it a real show stopper. The low level boundary brick wall encapsulates the property perfectly.

The character within is superb with some fine exposed timbers, an impressive inglenook fireplace to the sitting room, perfect for cosy winter nights in. The dining room is a perfect place to entertain,

and the ambience is enhanced by the wood-burning stove within yet another inglenook fireplace.

Cooking at Lilac Farmhouse is a joy. The beautiful kitchen has been hand-crafted with a mix of fine granite and wooden work surfaces.

A place to enjoy the garden is the conservatory and snug, which leads off the back hall. Essentials also include a boot room, cloakroom/utility room and a useful study.





“The kitchen is a pleasure to cook in while I watch the world go by.”





The first floor landing leads to four wonderful bedrooms, all with exposed vaulted ceilings. The principal bedroom enjoys an en-suite shower room, whilst the remainder are served by the luxurious family bathroom.

“The house is beautiful, it’s full of character and kerb appeal.”



The Annexes



Lilac Barn and Lilac Lodge are two wonderful and extremely comfortable annexes, one with sleeping accommodation for four individuals, whilst the other sleeps two.

Currently utilised as successful holiday lets, Lilac Barn and Lilac Lodge would also be ideal for multi-generational living, or perhaps further accommodation when friends and family come to visit.

Both are a joy to stay in, with an abundance of period detail and character. The two dwellings boast vaulted ceilings, modern fittings and stunning views.

For income details, please contact Sowerbys.

Lilac Lodge



Lilac Lodge



Lilac Lodge



Lilac Barn



“We like to entertain and our family and friends love to stay.”

Lilac Barn



Lilac Barn

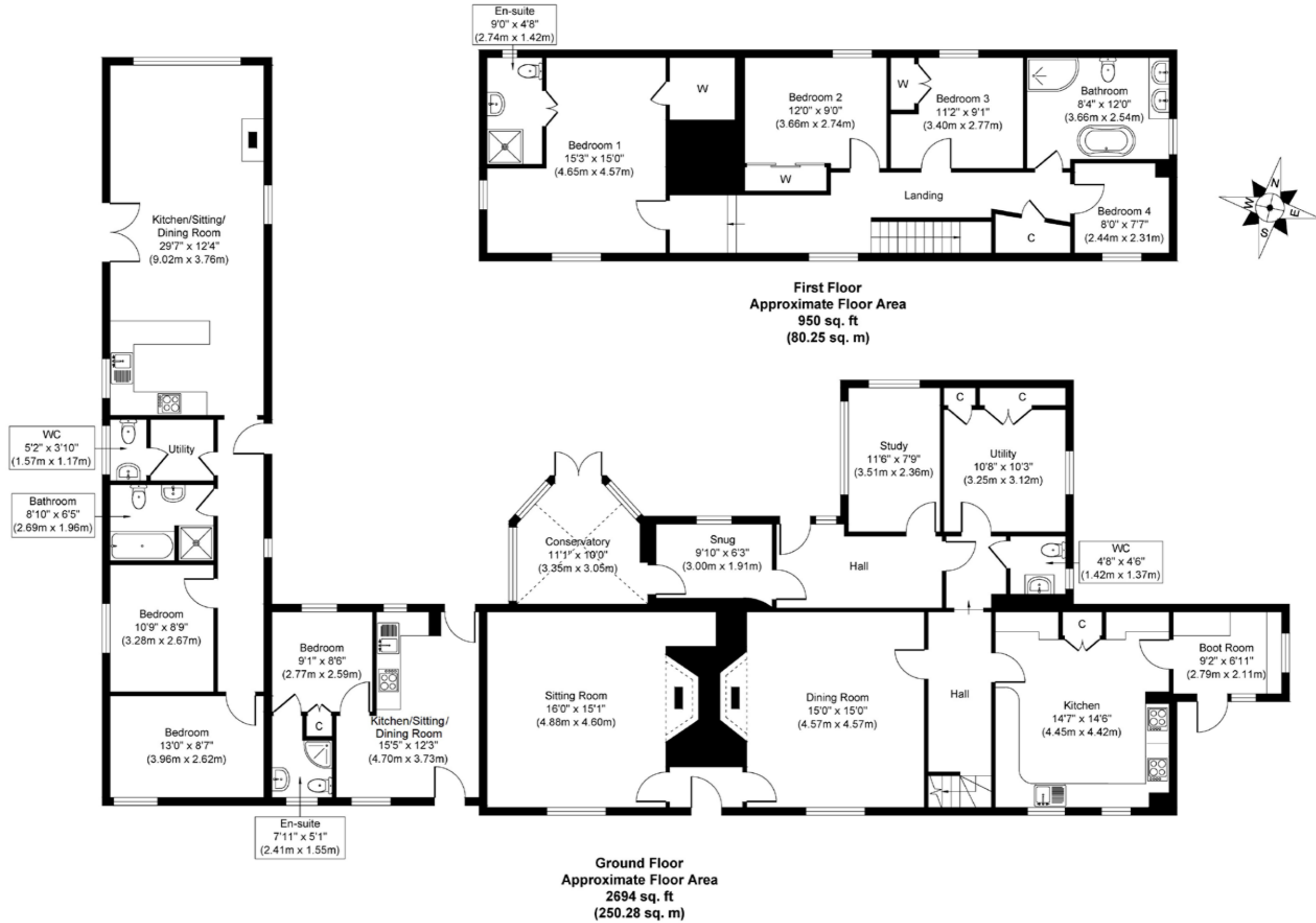


Lilac Barn



Lilac Barn





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.



The beautiful, well-landscaped grounds extend to just under one acre (STMS) and a sweeping gravelled driveway provides plenty of parking.

The bulk of the grounds comprise sweeping lawns, mature shrubs within the borders, specimen trees, beech hedging and native boundary hedging.

To the rear, an enclosed courtyard style garden, with a raised circular decking area under a wisteria covered pergola, is the perfect spot to relax on a summer's afternoon and relish in the beautiful views.

“We often spend the afternoon in the summerhouse, admiring the views over the fields.”



ALL THE REASONS

# Swanton Abbott

IN NORFOLK  
IS THE PLACE TO CALL HOME



Swanton Abbott is a small rural village community situated near the Westwick Estate about 3 miles south of the market

towns of North Walsham, 5 miles west of Aylsham and approximately 10 miles from the outskirts of the city of Norwich. The village has good basic amenities which include the Village School, Parish Church, Village Hall and a public house nearby. There is a regular bus service from North Walsham to Norwich which stops in the village, as well as a convenient train service at Worstead which is 2.7 miles away and on the Sheringham to Norwich line. The nearby market town of North Walsham offers a wide range of day to

day shopping facilities.

The Cathedral City of Norwich offers a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. There are also a number of sought after schools and colleges. Norwich provides access to all the major rail links and Norwich International Airport.



Note from the Vendor



Wroxham Broads

“Less than nine miles away is one of our favourite spots to enjoy a coffee - in Wroxham, overlooking the Broads.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil central heating to the main residence.  
Heating via combi boilers to Lilac Barn and Lilac Lodge.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

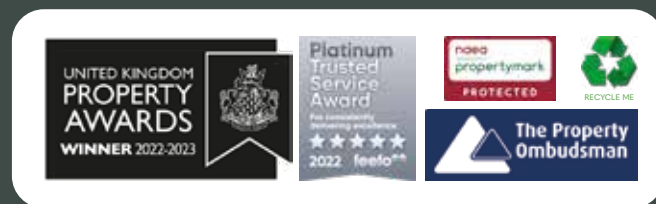
Freehold.

LOCATION

What3words: ///promising.goes.permanent

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# SOWERBYS



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