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THE STORY OF

Park House

North Elmham, Norfolk

SOWERBYS



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Park House

Brisley Road, North Elmham,
NR20 5DL



A Charming Home, Dating Back to the Early 1800s

Surrounded by Delightful Countryside Views

Highly Versatile Accommodation
Extending to 3,200 Sq. Ft.

A Choice of Six/Seven Bedrooms

Six Reception Rooms and Sun Room

Grounds Extending to Approximately 1.25 Acres (STMS)

Extensive Workshop/Garaging Prime
for Conversion (STPP)

Well-Presented Throughout Stunning

Location Abutting Brisley Common



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“A period home with its own storied history, waiting for someone new to add to its chapters...”

Park House is a stunning period property, dating back to the early 1800s. Originally the park keepers’ residence for a large deer park, it is believed this once belonged to the Holkham Hall Estate.

The home is set amidst the peaceful and picturesque Norfolk countryside. As you gaze at your surrounds, you can feel at one with nature. The property offers a tranquil escape from the hustle and bustle of modern life and showcases the wonders

of this county’s glorious countryside.

The beautifully landscaped gardens that surround the property are equally as majestic as this home’s surroundings and extend to about one acre (STMS). There are charming features scattered about including a kitchen-garden area - with raised beds, a greenhouse, and fruit cages. These are all enclosed with mature hedging and let you discover Park House in your own serenity...





The interior of the property is as impressive as its exterior, offering a stylish and comfortable living space. The five bedrooms in the main house are generous and tastefully decorated, providing ample space to accommodate a large family.

The guest wing offers privacy and flexibility, ideal for somewhere for friends and family to stay, or for use as a home office. If a kitchen were to be added, then this could also create an excellent holiday let.

The property has been thoughtfully designed to maximize natural light, and the sun room provides a bright and airy space to relax and unwind, opening out onto the charming gardens, allowing you to fully appreciate the beauty of the surroundings. With its tranquil setting and luxurious living spaces, this property offers the perfect balance of modern comfort and rural charm.

The perfect home for entertaining, the ground floor boasts a large drawing room with vaulted ceiling, a study or small sitting room, a dining room, which opens directly off the kitchen/breakfast room, and a family room - offering ample space for everyday living.





Four of the five bedrooms of this home are found on the first and second floors, respectively.

Each floor has two bedrooms and a bath or shower room, meaning that they command their own level or privacy for their occupants. They all have built-in storage too, meaning that it makes the most of the space in each room.

“The surroundings make Park House an ideal retreat for its occupants.”

You approach this property through a five-bar gate, before a gravelled driveway leads you to the home. This space provides ample parking and access to the single garage and workshop. If you so desired, the workshop could be re-imagined and converted into further accommodation, subject to any necessary consents.

The generous gardens are a haven of lawns, fruit trees, flowering beds and shrubs. To one end of the garden, a bridge crosses a stream and takes you directly onto Brisley Common, a wonderful spot for walking and bird watching. Park House is beautifully surrounded by established trees and hedges, making it a truly idyllic retreat.



ALL THE REASONS



North Elmham

IN NORFOLK
IS THE PLACE TO CALL HOME



"HANDY-MAN FACTORY" — Walks Naval Trail



Lying on west bank of the River Wensum, North Elmham has the Medieval church of St Mary, which stands

next to the grounds of the old cathedral and the ruins of the Bishops Chapel close by.

There is a primary school, pub, doctor's surgery, post office and tea room, tennis club and a convenience store. Dereham is approximately five miles away, a busy market town, with a good range of shops, restaurants and cafes. There is also a golf course, swimming pool, secondary schools, hospital and a cinema.

Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on an ancient road with 1,000 Roman coins

discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Youngsters will relish a trip to Starlings toy store, and Roys department store, a family run business since 1895, is a one-stop shop for just about everything you need.



Note from Sowerbys



"This home offers many perfect spaces to unwind."

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SERVICES CONNECTED

Mains electricity. Heating via oil fired central heating. Water via borehole/well with a private filtration system. Drainage to septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0061-2391-5050-2107-3141

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: ///skate.hotspots.trading

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