



THE STORY OF

Holme House

Holme Hale, Norfolk

SOWERBYS



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Farm View, Holme Hale, Norfolk
IP25 7EG

Stunning Six Bedroom Family Home Perfect
for Entertaining and Relaxation

Large Modern Kitchen with Inviting Island

Garden Room with Indoor-Outdoor Living

Spacious Family Room with Feature Fireplace

Peaceful Study

Luxurious Primary Bedroom
with Balcony and En-Suite

Tranquil Garden, Stretching Nearly 2 Acres
(stms), with a Central Water Feature

Party Barn For Unforgettable Gatherings

Triple Garage with One Bedroom Annexe Above

Exceptional Quality Finish Throughout

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“Nestled within a picturesque backdrop, this home intertwines modern allure and timeless charm.”

Designed and built to an exceptionally high standard in 2015, by its current owners, Holme House is an impressive six bedroom detached family home located in a picturesque setting. This outstanding property boasts a perfect blend of contemporary and traditional features, making it a true testament to quality.

Upon entering the property, you are greeted by a spacious and welcoming hallway leading to the heart of the home, the large and modern kitchen with an inviting island. This is the perfect space

for entertaining and socialising with loved ones. Guests are drawn towards the island, making it the focus of all your gatherings. The garden room, currently being used as a gym, provides an indoor-outdoor experience, allowing you to bask in the natural beauty of the garden all year round.

The family room is a large space, featuring a stunning feature fireplace, adding a touch of elegance and warmth to your home. A study on the ground floor offers a peaceful space to work or unwind.





Upstairs and on the first floor, you'll find three generously sized double bedrooms, each with a unique charm. The principal suite is a spacious sanctuary with spectacular views over the garden, a balcony, and a luxurious en-suite bathroom. The second largest room boasts plenty of storage space, and a brilliant dressing room, perfect for those who love their fashion. This room, and the remaining bedroom, share the opulent family bathroom, which is sure to add a touch of luxury to your daily routine.

On the top floor, you'll find another three large double bedrooms, two of which have their own en-suites fitted to a high standard, offering comfort and privacy to your guests or family members.





“This is a home where tranquility dances hand-in-hand with scenic grandeur.”

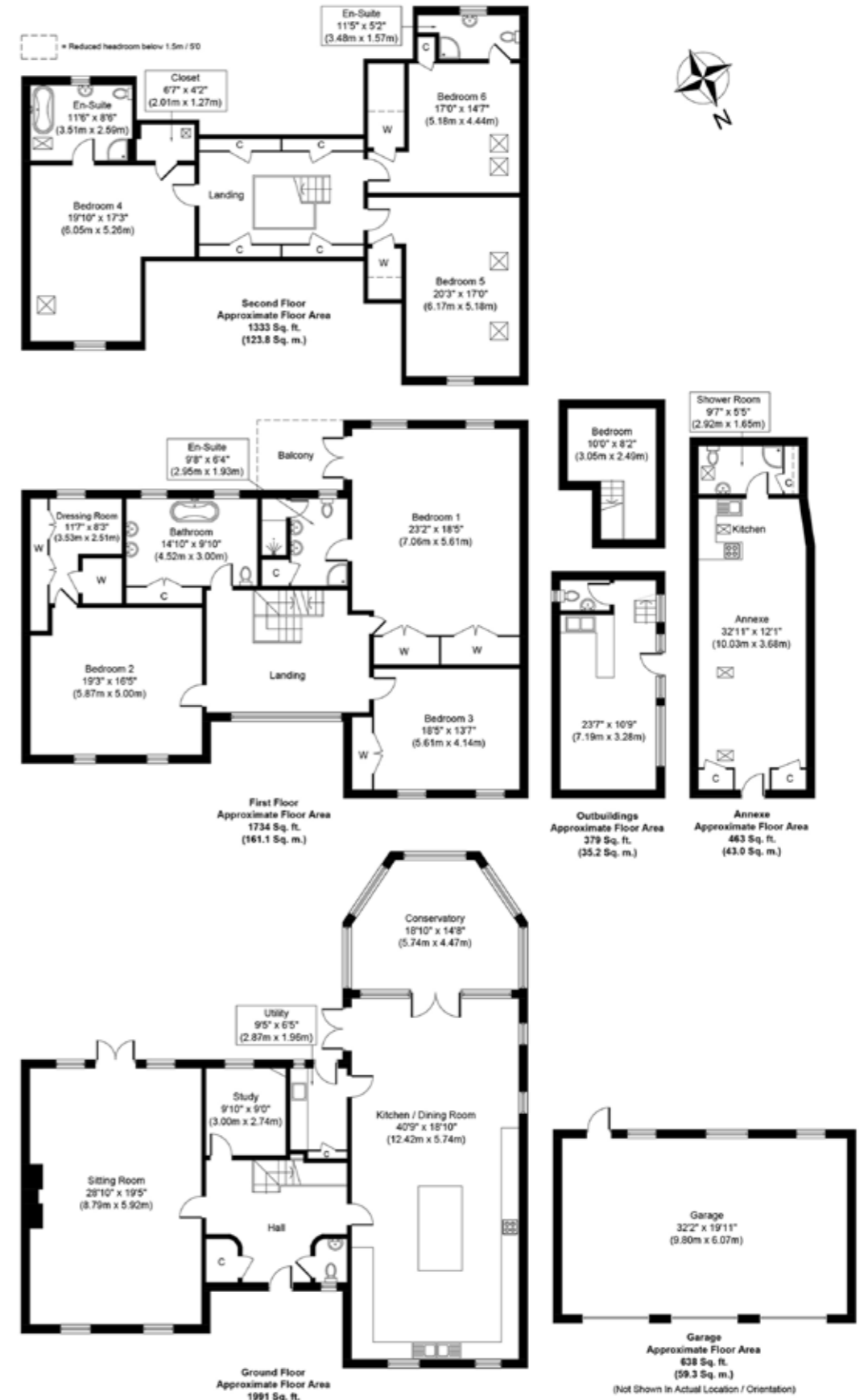


The garden is truly a masterpiece. Stretching almost 2 acres (stms), it has a tranquil water feature at its centre, creating a serene and peaceful ambiance. A crowning jewel of this property is the party barn positioned to the back of the garden, an exceptional space which is perfect for hosting unforgettable gatherings and events.

To the front of the property, there is a triple garage with a separate fully fitted one bedroom annexe above it, offering endless possibilities and additional living space.

Holme House will captivate you from the moment you step foot into its plot. With exquisite craftsmanship, attention to detail, and the chance to embrace a private rural lifestyle; it may just be your dream home...





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.

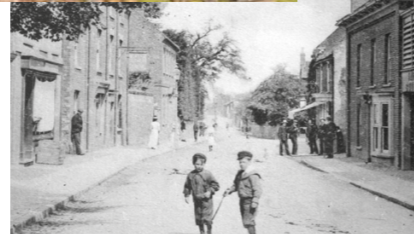
Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with 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 Sowerbys



“A garden haven offering the allure of limitless opportunities.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. LPG gas for the oven.
Septic tank for the party barn. Heating via a ground source heat pump, underfloor heating throughout.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 8715-7921-3790-1854-2926

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

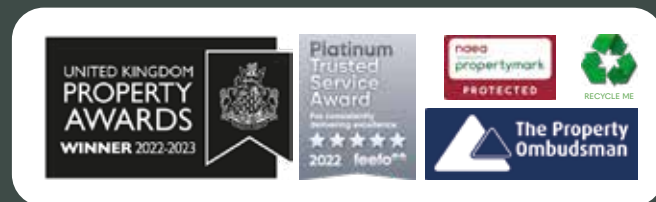
Freehold.

LOCATION

What3words: ///outlast.storage.mallets

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