



THE STORY OF

# The Birches

*Swainsthorpe, Norfolk*

**SOWERBYS**



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# The Birches

Church Road, Swainsthorpe,  
Norfolk, NR14 8PS



Five En-Suite Bedrooms

Impressive Reception Hall, Dining  
Room and Drawing Room

Kitchen/Breakfast Room, Utility and Study

Seven Reception Rooms in Total

Heated Swimming Pool, Plus Gym and Pool House

Five-Bay Cart Lodge

Approximately Seven Acres (STMS)

Semi-Rural Location

Paved Terraces

Meadows/Paddocks



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“The Birches has a timeless charm, where nature’s embrace meets elegant living...”

Stunning and thoughtfully designed, The Birches promises a lifestyle of comfort and elegance. Set in a charming semi-rural location, this beautiful home is nestled just five miles south of the enchanting Cathedral City of Norwich, making it the perfect retreat for those seeking both tranquillity and convenience.

An impressive reception hall greets you, with a central feature staircase and oak flooring. There is a well-fitted kitchen/breakfast room with a wide range of units, including an island unit with granite work surfaces. The dining room has a

bay window to the side enjoying lovely views of the garden and there is a games room, utility room, study and cloakroom. From the original drawing room with its central fireplace you are led through to an impressive garden room with roof lantern and stunning views of the garden. In addition, there is a charming family room and separate sitting room.

From the reception hall the staircase leads to the first floor landing. The principal bedroom offers a bay window to the side, a dressing room and en-suite bath and shower room. There are four further bedrooms all with en-suites.









Outside the property is approached via gates onto a sweeping gravelled drive that passes the well-established pond and leads to a parking area for several cars. To the side there is an open store and a five-bay cart lodge, turning area and workshop.

The grounds extend to approximately seven acres (stms) and comprise a well-landscaped formal garden that is mainly laid to lawn with a variety of mature shrub borders, sandstone pathways with a pergola and a well-appointed sandstone terrace, with a substantial brick-built BBQ, perfect for entertaining. Across from the formal garden there is an electrically heated swimming pool with a further paved terrace, jacuzzi and entertaining area, leading to a fully-serviced pool-house, and gym/games room. Beyond the formal garden there are meadows/paddocks with mature boundary hedging. The Birches presents an opportunity to embrace the best of both worlds – the serenity of rural living and the cultural richness of city life.

Whether you're seeking a tranquil retreat or a place to create cherished memories with family and friends, this property is sure to capture your heart and inspire your ideal lifestyle.





ALL THE REASONS

# Swainsthorpe

IS THE PLACE TO CALL HOME



The pretty village of Swainsthorpe is in south Norfolk, close to the city of Norwich and the popular residential areas of Mulbarton and Cringleford.

There are numerous countryside walks and footpaths on the doorstep, with nearby Swardston Common being a haven for wildlife.

About five miles away, Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture.

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.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

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.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“It’s the best of both worlds - close to Norwich and yet beautifully rural...”

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## SERVICES CONNECTED

Mains water and electricity, oil fired central heating and drainage to private treatment plant.

## COUNCIL TAX

Band H.

## ENERGY EFFICIENCY RATING

D. Ref:- 8301-7873-1229-9507-1253

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: ///liver.remission.stripped

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