



THE STORY OF

# Yardleigh House

*Reepham, Norfolk*

SOWERBYS



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# Yardleigh House

Kerdiston Road, Reepham Norfolk  
NR10 4LQ

Modern Mansion of More Than 7,800 sq. ft.

Six Bedrooms and Five Bathrooms

Self-Contained Guest Apartment

Extensive Garaging, Workshop and Car Port

Elegant and Stylish Interiors

High Specification Throughout

Underfloor Air Source Heating

Gated Grounds of Around 0.75 Acre (stms)

Market Town Location

Close to Woodland and Countryside Walks

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“Having built our Georgian-style property how we wanted, it’s been the most enjoyable home.”

A modern mansion of the highest order which subtly blends classic, architectural symmetry of the Georgian period with elegant and stylish interiors, along with contemporary luxuries and efficiency.

Yardleigh House is a beguiling mix of timeless, Georgian-style architecture and modern, elegant luxury which creates the perfect home for today’s lifestyle in Norfolk.

Completed in 2017, and built by the present owners to an exemplary standard and specification, this exceptional residence spans more than 7,800 sq. ft. along with garaging, workshop, and a self-contained guest annexe.

A handsome façade echoes classic

architectural symmetry from the Georgian era with mellow red brick elevations, sash windows, slate-tiled roofing, and a central portico entrance.

The main residence boasts expansive accommodation set over three floors and extends to around 5,000 sq. ft. Key highlights include formal receptions of grand scale, six bedrooms and five bathrooms, a luxurious kitchen and all of the essential supporting accommodation a house of this magnitude requires.

Fundamental specification includes solid oak internal doors, double glazed sash windows throughout, air source heating which is underfloor to the ground and first floor accommodation, and both stylish and timeless bathrooms and kitchen.





On entering the house, you are greeted by a wonderful reception hall which features a bespoke aged oak staircase with locally sourced timber which was felled and stored by the owner's father many years before.

Flanking the central hall - in classic Georgian style - are two grand receptions. Firstly, the formal drawing room with fireplace and french doors onto a sun terrace. The formal dining room is perfect for entertaining on a grand scale and can comfortably accommodate 12 to 14 guests for dining.

“The staircase is unique, with the oak for it having been felled and stored by my father.”

The kitchen/breakfast room features in-frame shaker-style cabinetry capped in black granite worktops and complemented by a comprehensive range of integral appliances. The kitchen includes an informal dining area ideal for family gatherings which extends out onto a terrace and the garden. A spacious utility/laundry room supports the kitchen, whilst a study, guest WC and rear boot room/lobby complete the grounds floor accommodation.





Rising elegantly to the first floor, via the oak staircase, you arrive at a central galleried landing which provides enormous aeration space and access to four principal bedroom suites.

Each of the bedrooms feature luxurious en-suite shower rooms and - notably - the sumptuous master suite includes a dressing room and lavish en-suite bathroom.

The second floor features two expansive and versatile bedrooms served by a family sized bathroom. This floor is perfect for accommodating extended family and friends for those special gatherings but could also provide ancillary living space.





Set in the rear courtyard area is a substantial detached building which perfectly mirrors the architectural style of the main house and provides extensive garaging, car port, workshop and first floor guest apartment. The apartment spans just over 800 sq. ft. and is beautifully presented and fully self-contained with a living area, kitchen, bedroom and bathroom.

Yardleigh House stands in formalised grounds of around 0.75 acre (stms) and enjoys a private and discreet environment. The grounds comprise of extensive parking/storage options set around a central courtyard, west-facing sun terraces which are ideal for entertaining, glorious gardens with established soft landscaping, and a rainwater harvester. Beyond an expansive lawned area is also a delightful detached garden studio.

This home commands a discreet yet highly convenient position on the edge of the market town of Reepham. This prime location provides easy access to the town's wide variety of amenities, access to nearby woodland and open countryside plus catchment for excellent schooling.





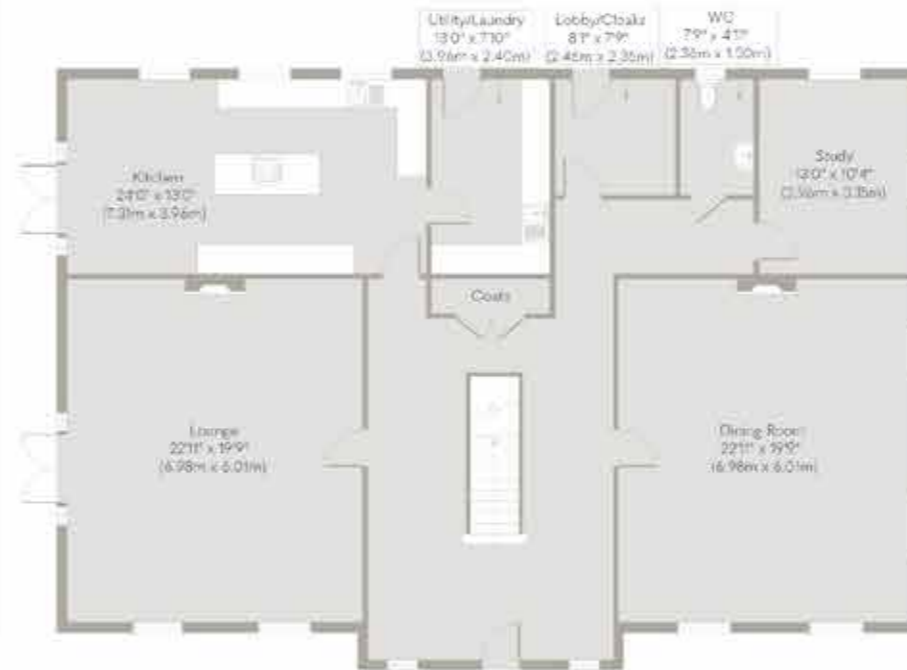




Annex First Floor  
Approximate Floor Area  
812 sq. ft.  
(75.43 sq. m)



Annex Ground Floor  
Approximate Floor Area  
2039 sq. ft.  
(189.43 sq. m)



Ground Floor  
Approximate Floor Area  
2087 sq. ft.  
(193.86 sq. m)



Second Floor  
Approximate Floor Area  
785 sq. ft.  
(72.69 sq. m)



First Floor  
Approximate Floor Area  
2087 sq. ft.  
(193.86 sq. m)

SOWERBYS — a new home is just the beginning

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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.

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ALL THE REASONS



# Reepham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

The market town of Aylsham is a short drive away, and offers a wide selection of amenities, and the nearby Georgian town of Holt enjoys a wide variety of shops, restaurants, galleries and individual boutiques, as well as the highly regarded Gresham's School. The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



Note from the Vendor



"Having our home here meant a more relaxing lifestyle with the space to have family over to stay."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via an air source heat pump.  
Underfloor heating to ground and first floor.

COUNCIL TAX

Band H.

ENERGY EFFICIENCY RATING

C. Ref:- 8753-7933-5180-5223-4992

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

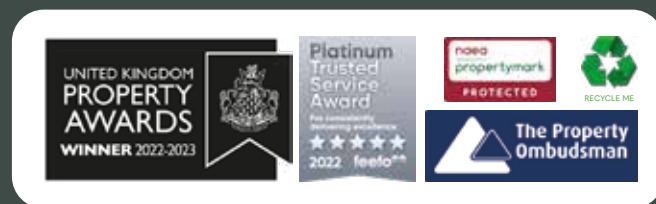
Freehold.

LOCATION

What3words: ///detect.ringers.zones

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# SOWERBYS



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