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THE STORY OF

# Pipistrelle House

*Ashill, Norfolk*

SOWERBYS



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THE STORY OF

# Pipistrelle House

Hale Road, Ashill,  
IP25 7BL

Meticulously Designed Self-Build Home

Grand Entrance with Handcrafted Staircase

Versatile Reception Rooms

Striking Fireplace and Log-Burning Stove

Open-Plan Kitchen/Dining Room

Charming Garden Room Views

Walk-Through Pantry and Utility Room

Five Spacious Double Bedrooms

Private En-Suite, Shared En-Suite and Family Bathroom

Garden with Paved Entertaining Area

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“A meticulously designed family home...”

Indulge in the epitome of bespoke family living with this meticulously designed self-build residence. A grand entrance hall welcomes you with a handcrafted staircase, setting the tone for the exceptional craftsmanship within.

Two versatile reception rooms on either side of the entrance hallway offer ideal spaces for a home office, snug, or games room, adapting to the diverse needs of a modern family. The ground floor boasts a generously sized sitting room with double doors leading to the garden, and a

striking brick-built fireplace with an oak mantel, housing a log-burning stove.

The heart of this home lies in the open-plan kitchen/dining room, a true gem which effortlessly connects family members. This central hub extends into a charming garden room, offering delightful views of the meticulously landscaped garden. A well-appointed walk-through pantry from the kitchen provides additional worktop space and storage, seamlessly connecting to a convenient utility room.









Ascending the handcrafted staircase, you'll find five spacious double bedrooms on the upper level. Bedroom two enjoys the luxury of a private en-suite shower room, whilst the primary bedroom features an en-suite shared with bedroom four, presenting an opportunity for a bespoke dressing room or nursery arrangement. The landing reveals a quaint study, providing an intimate space for work or leisure.





Outside, a paved entertaining area beckons, perfect for hosting gatherings. The additional parcel of land at the rear adds versatility, offering space for recreational activities, chicken keeping, and even a garden for cultivating fruits and vegetables.



Fronted by parking for several cars and a large double garage, this property harmoniously balances elegance, practicality, and the joys of family life. Indulge in a lifestyle of refinement and comfort – arrange a viewing to experience this exceptional family home first hand.



First Floor  
Approximate Floor Area  
1147 sq. ft.  
(107.00 sq. m)



Garage  
Approximate Floor Area  
413 sq. ft.  
(38.36 sq. m)

Ground Floor  
Approximate Floor Area  
1376 sq. ft.  
(128.00 sq. m)

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

# Ashill

IS THE PLACE TO CALL HOME



Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers 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'.

In each direction a different taste of Fenland lifestyle calls to be enjoyed. To the west, Hanseatic King's Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of the sought-after north Norfolk curve around the coast. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



Note from Sowerbys



“With parking for several cars and a large double garage, elegance and practicality are harmoniously balanced.”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref- 0060-3855-0459-2602-2431

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: ///clutter.stuff.reverted

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# SOWERBYS



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