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THE STORY OF

# Thornton House

*Swaffham, Norfolk*

SOWERBYS

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# Thornton House

17 London Street, Swaffham, Norfolk  
PE37 7DD

Stunning Landmark Grade II Listed Period Home

Located in One of Norfolk's Finest Market Towns

Immaculately Presented with Original Period Features

Comprehensively Improved to In Recent Years

Three Spacious Bedrooms

High Specification Hand Fitted Kitchen

Two Impressive Reception Rooms

Gated Driveway and Enclosed Courtyard Garden

Planning Permission to Re-Instate Attic Rooms,  
Breckland Planning Ref. 3PL/2023/1020/LB

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“The Georgian façade of this home is handsome, setting the tone for the immaculate condition of the property.”

Situated close to the town centre on the periphery of the bustling Swaffham market place you will discover this impressive Grade II listed home with its handsome Georgian façade. Having undergone a comprehensive restoration in around 2020 by local builders and craftsmen, the property was given a new lease of life and is found in immaculate condition - both inside and out.

Having purchased the property in 2022, its current custodians chose living in Swaffham for it being a well-connected location. Placed perfectly to access and enjoy the fine county of Norfolk, including the beautiful North Norfolk coast, whilst maintaining the ability to conveniently travel back down south, as and when required.

Since moving in, the current owners have continued to improve the property, not least of which by installing bespoke secondary glazing by a renowned company, Storm.

The next chapter for this historic home, and a possible project for its future custodians, could be to re-instate the attic space to its former use as bedroom accommodation, and/or further reception space. Previously a staircase was believed to continue up from the first floor landing onto the second floor, potentially where the 'staff accommodation' was positioned within the home. Historic pictures seems to show that dormer windows were a feature of the second floor roof-line and hence planning permission has been granted to re-instate this floor to its former glory, should one wish to do so.



The property's frontage enjoys an excellent feel of symmetry which perfectly encapsulates the Georgian period, the central and suitably impressive front door. The entrance hall welcomes you into the home with a wonderful feeling of light and space aided by the characteristically high ceilings and the must-have sash windows, which can be found throughout. An immersive flag-stoned floor graces the entrance hall which grants access to the ground floor living accommodation and onto the first floor via a delightful turning staircase and onto a semi-galleried landing.

The two principal reception rooms comprise of a spacious sitting room and a dining room, each featuring twin sash windows adorned with fully functioning timber shutters, and most impressive open fireplaces with marble surrounds. The dining room enjoys an exposed boarded floor in addition to a wood-burning stove, inset into the aforementioned fireplace.

The kitchen has been hand-fitted to an exceptional standard with granite work surfaces and a central island, along with a host of appliances as one might expect. The kitchen is complemented by a spacious utility room and a cloakroom, as well as a cellar.







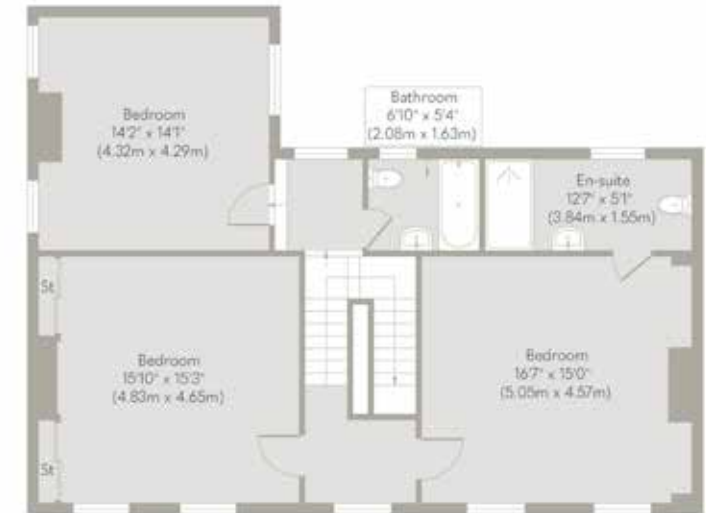
First floor accommodation is arranged around a split-level landing which offers an excellent sense of space and is filled with an abundance of natural light. The principal bedroom enjoys its own en-suite facilities, whilst bedroom two, currently purposed as a lavishly appointed dressing room, and bedroom three are served by the family bathroom.

Externally, a fully enclosed and walled courtyard garden awaits and is the perfect secluded and sheltered spot for al-fresco dining. Vehicular access is provided to the side of the property with a gate to the off-road parking to the rear portion of the courtyard garden.





Second Floor  
Approximate Floor Area  
663 sq. ft.  
(61.61 sq. m)



First Floor  
Approximate Floor Area  
948 sq. ft.  
(88.11 sq. m)



Cellar 14'8" x 6'0" (4.47m x 1.83m)

Cellar 14'8" x 6'4" (4.47m x 1.93m)

Basement  
Approximate Floor Area  
232 sq. ft.  
(21.58 sq. m)

Ground Floor  
Approximate Floor Area  
949 sq. ft.  
(88.18 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.





ALL THE REASONS

# Swaffham

IN NORFOLK  
IS THE PLACE TO CALL HOME



An historic and thriving market town, 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 also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about

Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from Sowerbys



“The rear courtyard would be the perfect space for al fresco dining in the summer.”

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### SERVICES CONNECTED

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

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 9819-2122-3000-0552-9226

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: ///fairly.watchdogs.wires

### AGENT'S NOTE

The property benefits from Approved Planning Permission for reinstatement of second floor to provide additional bedroom, study/playroom and storage. Installation of 3no. conservation style rooflights (front elevation) and 2no. conservation style rooflights (rear elevation) and internal works.

Further information can be found via the Breckland Council Planning Portal Ref : 3PL/2023/1020/LB

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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