



THE STORY OF

# Fairhavens View

*South Walsham, Norfolk*

SOWERBYS



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# Fairhavens View

27a The Street, South Walsham, Norfolk  
NR13 6DQ

Stunning Barn Conversion

Self-Contained Annexe Potential

Versatile Accommodation

Six Bedrooms

Bespoke Fitted Kitchen

Inner Courtyard

Landscaped Garden

Impressive Brick Fireplace

Galleried Landing

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“An elegant sitting room boasts a remarkable brick fireplace, perfect for those colder nights.”

Fairhavens View presents a captivating six-bedroom barn conversion boasting adaptable accommodation spread across two floors, with potential for an annexe.

The ground floor welcomes you with an entrance hall featuring exposed brickwork and a graceful staircase leading to a gallery landing.

The elegantly designed sitting room boasts a remarkable brick fireplace, complemented by double doors off the entrance hall and french doors opening to the meticulously landscaped garden.

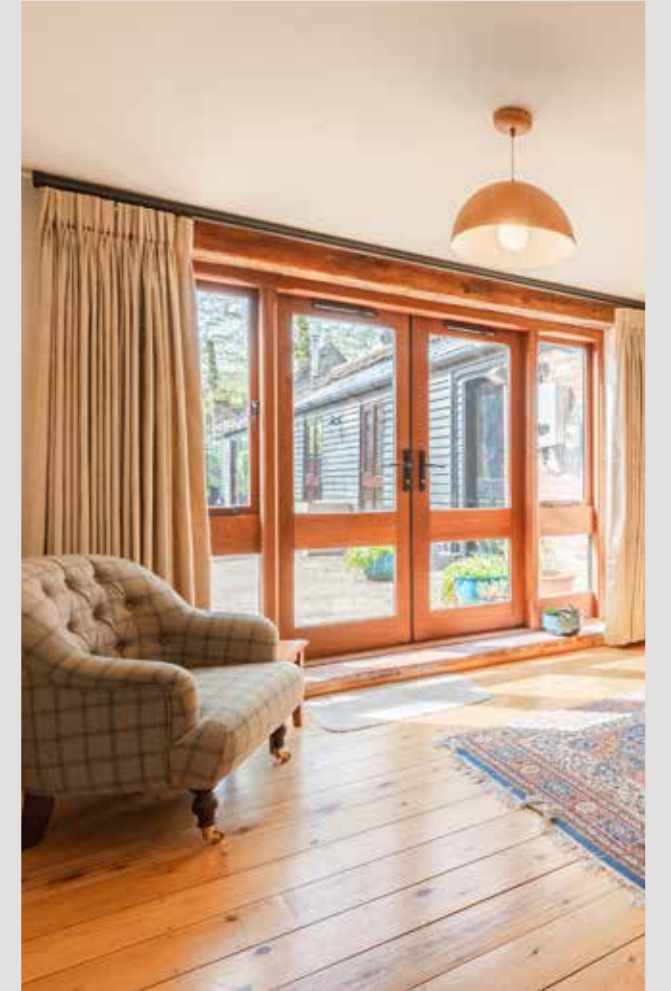
Adjacent to the sitting room lies a cosy snug, also with french doors leading to

an inner courtyard. The bespoke kitchen/breakfast room, bathed in natural light from its triple aspect, showcases a central island with granite counter tops, Amtico wood-effect flooring, and ample space for a dining table.

The single-storey wing, ideal for use as a self-contained annexe if desired, comprises a utility room, two en-suite bedrooms, and a family room featuring a central brick fireplace and access to the inner courtyard.

Ascending to the first floor, you'll find a principal bedroom with an en-suite shower room, a second bedroom with its own en-suite, two additional bedrooms, and a family bathroom.













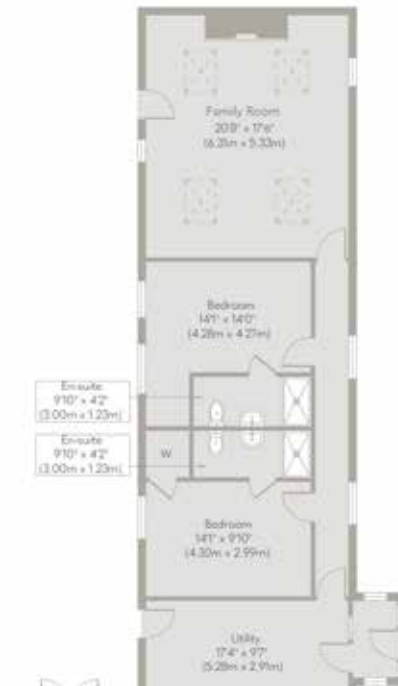
Outside, the property is accessed via a private road leading to a driveway and parking area.

The rear garden, thoughtfully landscaped, features a handsome boundary wall, lush lawn, various shrub borders, raised terrace, and gates providing access to the private road.

The inner courtyard, paved with blocks and surrounded by walls, offers access to a practical barn divided into two sections, currently serving as storage space.



First Floor  
Approximate Floor Area  
1425 sq. ft.  
(132.35 sq. m)



Outbuilding  
Approximate Floor Area  
572 sq. ft.  
(53.12 sq. m)



Ground Floor  
Approximate Floor Area  
2650 sq. ft.  
(246.17 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



# South Walsham



IN NORFOLK  
IS THE PLACE TO CALL HOME



A typical Broadland village, ideal for those that love to sail or paddle-board. South Walsham is located approximately one mile away from South Walsham

Broad. Fleet Dyke has 24 hour free Moorings where you can park up your boat and explore further. Venture on the footpath around South Walsham Broad's village staithe, which is only suitable for rowing boats, and discover the pretty green surrounded by thatched cottages.

Continuing further into the village there is the village hall, which hosts regular events and has its own bar and function room, The Viking. There is also a recreation ground with a football pitch and cricket club. For those with younger children there is also a Pre-School and Primary School within the village.

Fairhaven Woodland and Water Garden is located near the village hall. During World War Two, the house and formal gardens here were used as a convalescent home and training grounds for the home guard, over time the house had fallen into disrepair and the garden was overgrown. The hall, woodland, water garden and inner broad were all part of the South Walsham Estate, which was then purchased by Major Henry Broughton in 1946, who later became the 2nd Lord Fairhaven. He was an avid gardener and designed the garden himself. He hired a team to help him restore the gardens and gradually introduced a variety of plants from all over the world, it took 15 years for him to fully create the beautiful gardens here. After he passed away in 1973,

he requested that the garden would be left in trust for the public to enjoy. In April 1975 it opened to the public. Fairhaven also has an award-winning tea room and a gift shop, which sells essentials - such as milk, sugar, and more - as well as local produce, and gifts. It is open to non-garden visitors.

Two medieval churches share the same churchyard within the centre of South Walsham village. St Mary's is still used today and dates back to the late 13th century. St Lawrence's, originally dating back to the 14th century, was badly damaged by a fire in 1827 but has since been restored as a centre for training and the arts.

Within walking distance of the village, both Upton and Ranworth offer Norfolk Wildlife Trust nature reserves - the ideal chance to enjoy the countryside and spot resident animals.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from the vibrant city of Norwich, possessing excellent rail links, South Walsham offers the idyllic Norfolk village lifestyle.



Note from Sowerbys



"A rear garden thoughtfully landscaped."

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### SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating. Solar powered energy systems, comprising of solar panels, Tesla battery storage system, Zappi car charger, and Eddi water tank charge system

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

C. Ref:- 1834-9425-0300-0636-7292

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: ///violin.appointed.actor

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# SOWERBYS



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