



THE STORY OF

Gowers Farm

Bunwell, Norfolk

SOWERBYS



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Gowers Farm

Bunwell, Norfolk
NR16 1SD

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Fine Grade II Listed Home

Origins From 1408

Abundance of Character

Well-Presented Throughout

Superb Kitchen Breakfast Room

Sitting Room, Dining Room and Snug

Four First-Floor Vaulted Bedrooms

Family Bathroom and Separate Shower Room

Parking and Oak Cart Lodge

Well-Landscaped Gardens of Approx. 0.5 Acres (STMS)

Further 0.5 Acres (STMS) Available
by Separate Negotiation

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SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“...full of character with a tremendous atmosphere...”

This truly stunning Grade II listed home offers the perfect marriage of period features and modern day living. The attention to detail throughout is excellent and a true homage of its history and origins.

Sitting perfectly under its fine thatched roof, this quintessential home is also complemented by its well landscaped gardens. The kitchen has been well laid out and its subtle palette on the shaker style units work in harmony.

Warmth from the Aga gives a true sense of country living and not to mention the

fine inglenook fireplace with its wood burning stove. The snug is a lovely room to relax and give a true sense of character from the exposed timbers and window shutters.

The heart of the home is the atmosphere sitting room, which is flooded with natural light from both the front and rear. The inglenook fireplace is a true statement piece. For those looking to formally entertain, the dining room is perfect, full of character with a tremendous atmosphere.







The character continues to the first floor. A spacious landing leads to the four well appointed vaulted bedrooms, a well-fitted modern family bathroom and a separate shower room. The first floor has two staircase too, for ease and access to the bedrooms, you can use either.



Outside, the gravelled driveway offers parking and access to the well crafted oak cart lodge and lockable store. The grounds have been lovingly maintained and are well established, with cottage style planting to the front. A meandering brick pathway leads you to the rear entrance and passes the quintennial planting, sweeping lawn and the characterful open covered seating area.



The grounds to the rear are superb, with a sweeping lawn, a wide variety of established planting and specimen trees, as well as a well-appointed brick paved terrace, perfect for entertaining and relaxing. The grounds extend to approximately half an acre (STMS).



Just over the road, there is further land of approximately half an acre (STMS), available by separate negotiation.





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



Bunwell

IN NORFOLK
IS THE PLACE TO CALL HOME



Bunwell is a village and civil parish located in Norfolk, England. Situated in the district of South Norfolk, it lies approximately 12 miles southwest of the city of Norwich, and approximately 7 miles south-east of Attleborough. The village is characterised by its rural charm, historical buildings, and a close-knit community.

Key landmarks include the 14th-century St. Michael and All Angels Church, known for its

distinctive architectural features and medieval origins.

Bunwell offers a peaceful countryside lifestyle with amenities such as a primary school, a village hall, and recreational facilities, making it an appealing location for residents and visitors seeking a tranquil environment. The surrounding landscape is predominantly agricultural, contributing to the village's serene and picturesque setting.



Note from Sowerbys



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SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

G. Ref: 9746-3017-1206-7652-2200

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: ///overruns.stressed.dose

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