



THE STORY OF

# Keepers Lodge

*East Bilney, Norfolk*

SOWERBYS

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# Keepers Lodge

1 The Drift, East Bilney, Norfolk  
NR20 4HX

Detached Executive Home

Kitchen Dining Room

Separate Formal Dining Room

Five Double Bedrooms

Study

Family Bathroom and Two En-suites

Amazing Outdoor Entertaining Space

Car Port and Single Garage

Wood-Store

Parking for Several Cars Behind Gated Access

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“Greeted by a sense of warmth...”

Keepers Lodge is full of refined elegance where timeless charm meets modern comfort. This executive residence, located within the heart of a prestigious village, exudes warmth and sophistication, thanks to the personal touch of its current owners. This home has been enhanced over the last few years, reflecting a unique blend of classic styling and contemporary allure.

Upon entering, you'll be greeted by a spacious entrance hallway, the ground floor has a large sitting room that stretches the width of the house and has a cosy wood-burning stove as its focal point. A formal dining room which can be accessed by the open-plan kitchen, allowing one to create separate spaces

for those more intimate occasions. The modern kitchen is an entertainer's dream, and the large breakfast bar has guests gathering no matter the occasion. The ground floor also benefits from a study, separate WC and a utility room.

Upstairs, there are five double bedrooms. The principal bedroom stretches the width of the house and features built-in wardrobes and a private en-suite. The second bedroom also benefits from an en-suite shower room, whilst the remaining three bedrooms share the main bathroom.





First Floor  
Approximate Floor Area  
1068 sq. ft  
(99.25 sq. m)



Ground Floor  
Approximate Floor Area  
1107 sq. ft  
(102.82 sq. m)



Logs  
7'1" x 3'11"  
(2.16m x 1.19m)

Outbuilding  
Approximate Floor Area  
362 sq. ft  
(33.59 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.

As you explore further, you'll discover an outdoor entertaining area that is truly exceptional. Designed to be an oasis of relaxation and conviviality, this space beckons you to unwind, and socialise outside in front of the fire, amidst the serene beauty of the surroundings.

The garden to the rear, wraps around the property and for those that not only want to host in the garden, but also want to prepare while socialising, Keepers Lodge already has the perfect set-up with a kitchen garden nicely nestled around the side.

The current owners have hugely enhanced the property in various ways, but a large focus has been on the outside space. Some of the more unique features include: a wood store/potting shed, a stylish greenhouse and raised beds, ideal for home-growing.

To the front of the property, we find parking for several cars beyond lovely wooden gates, a car port and a single lockable garage.

While retaining its classic charm, this home has been transformed into a modern sanctuary that seamlessly blends indoor and outdoor living, making it the perfect retreat for those who appreciate the finer things in life.





ALL THE REASONS

# East Bilney

IS THE PLACE TO CALL HOME



With a local medieval church and a community spirit, East Bilney is popular Norfolk location.

The local Medieval church of St Mary is a grade II listed building which was restored and largely rebuilt in Victorian times. A stained-glass window is dedicated to the memory of martyr Thomas Bilney who was born in the village in 1495. The village sign is copied from this window.

The village is situated approximately seven miles south of the market town of Fakenham and six miles north west of Dereham, both of which have regular farmers markets and excellent shopping facilities.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of

Georgian gems set on generous plots, blended with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on an ancient road with 1,000 Roman coins discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.



Note from the Vendor



Keepers Lodge

“Easy access to many excellent walks nearby, including an easy walk to the Brisley Bell.”

THE VENDOR



## SERVICES CONNECTED

Services to be confirmed.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 8698-6532-9209-3868-1926

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: ///daylight.user.bypasses

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# SOWERBYS



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