



S



THE STORY OF

Swafield Mews

Swafield, Norfolk

SOWERBYS



THE STORY OF

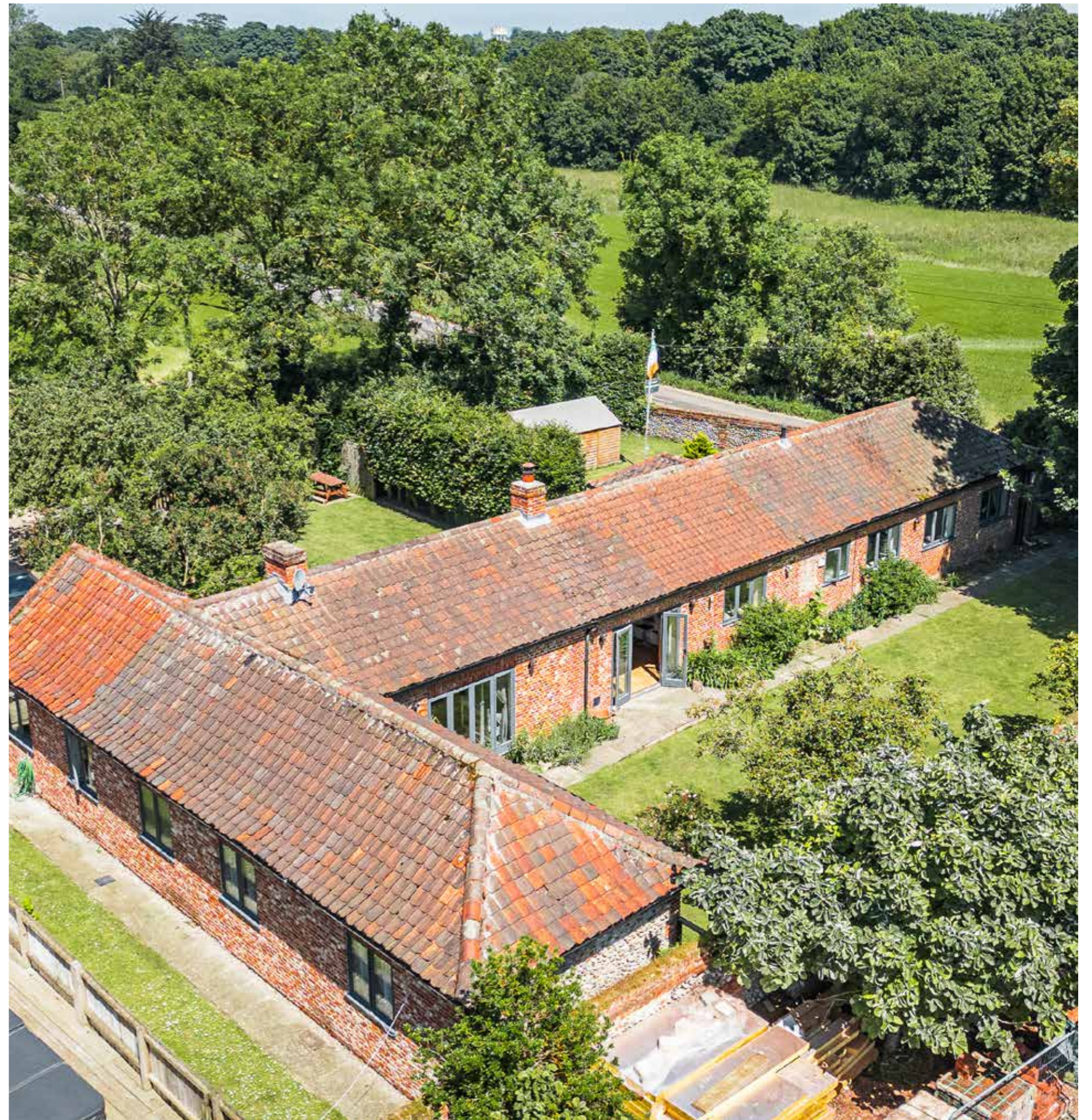
Swafield Mews

Knapton Road, Swafield
Norfolk, NR28 0RP

High Quality Single Storey Home
Brilliantly Versatile Accommodation
Immaculately Presented Throughout

Open Plan Living Options
Four/Five Bedrooms
Low Maintenance
Off-Road Parking and Car Port
Enclosed Walled Garden
Sought After Countryside Setting

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com





Located within the stunning surroundings of Swafield Hall, this remarkable home, once part of the esteemed Swafield Estate, has been meticulously renovated. The extensive living space retains its original character while incorporating high-quality, sophisticated fittings, creating a unique home that effortlessly blends modern, sociable layouts with traditional elegance.

The impressive open-plan principal reception area features a spacious kitchen with solid oak counter tops that beautifully complement the exposed roof timbers. A breakfast bar offers an ideal spot for casual dining and entertaining, while the dining and living areas are separated by a striking exposed brick fireplace, both leading to the walled garden through double doors.

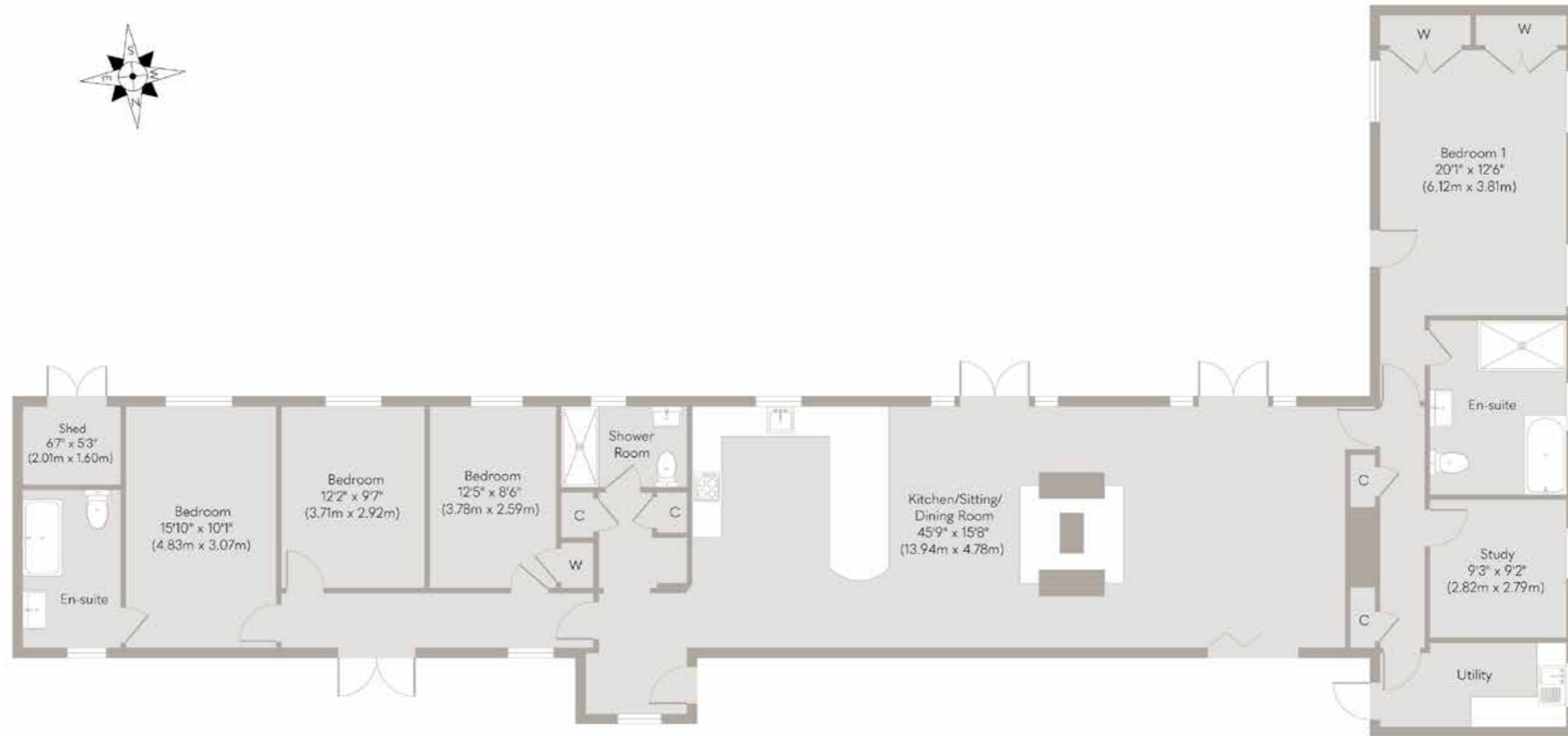
This extraordinary home offers incredible versatility with no fewer than five additional rooms, perfect for studies, additional reception, or hobby rooms. The principal bedroom boasts luxurious proportions and an opulent en-suite with a bath and walk-in shower. A second en-suite guest bedroom at the opposite end of the home serves as an excellent guest suite, while two additional bedrooms are well-appointed with a family bathroom.

Outside, the generous frontage provides an inviting approach to the home, with ample off-road parking and a carport. The rear garden is a serene, sheltered space bordered by an attractive flint wall.



Effortlessly blends
modern, sociable layouts
with traditional elegance.





Ground Floor
 Approximate Floor Area
 2,095 sq. ft
 (194.63 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.
 Copyright V360 Ltd 2023 | www.houseviz.com

Swafield

A VILLAGE FULL OF PEACEFUL CHARM AND NATURAL BEAUTY

Surrounded by the picturesque countryside, Swafield offers a peaceful and idyllic setting, perfect for those looking to escape the hustle and bustle of city life. With its close proximity to both North Walsham and Norwich, Swafield provides easy access to a range of amenities and attractions.

North Walsham is just a stone's throw away from Swafield and offers a variety of shops, restaurants, and leisure facilities. You can explore the town's market square, visit the parish church of St. Nicholas, or take a leisurely stroll along the Weavers' Way footpath. With its rich history and lively community, North Walsham provides plenty of opportunities for shopping, dining, and entertainment.

For those seeking a more urban experience, the vibrant city of Norwich is within easy reach from Swafield. Norwich is known for its historic architecture, thriving arts scene, and an array of cultural attractions. From the stunning Norwich Cathedral to the bustling Norwich Market, there is no shortage of things to see and do in this lively city. Visitors can also enjoy shopping at Chantry Place mall, exploring the Norwich Castle Museum, or taking a leisurely boat trip on the River Wensum.

Whether you're looking to immerse yourself in the tranquillity of the countryside or explore the amenities of nearby towns and cities, Swafield provides an ideal base for discovering the beauty and charm of Norfolk.



Note from Sowerbys



Norfolk Harvest.

“The countryside around us blossoms into life in spring, and it is a wonderful environment to live in.”



SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant. Oil central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 8456-6525-7770-5714-7926

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: ///slide.immune.haircuts

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.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

