



THE STORY OF

# The Smoke House

*Tasburgh, Norfolk*

SOWERBYS



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# The Smoke House

Low Road, Tasburgh  
Norfolk, NR15 1AR

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Wonderful Conversion

Open-Plan Sitting, Kitchen, Dining Room

Two Bedrooms

Dressing and En-Suite to Principal Bedroom

Modern Family Bathroom

Granite Set Drive with Parking

Lawned Front Garden

Raised Rear Terrace

Lawn and Slip Way

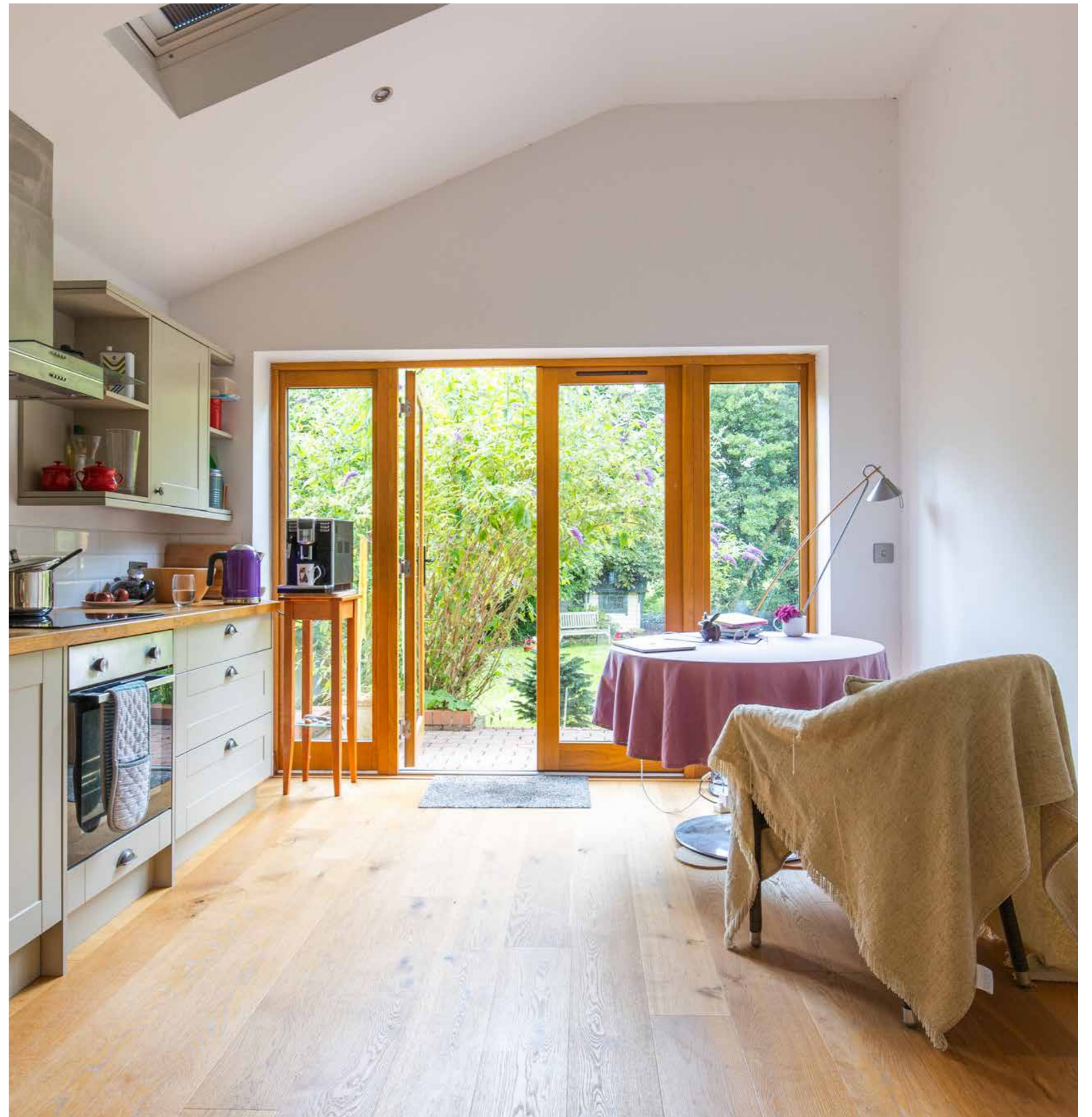
River Tas

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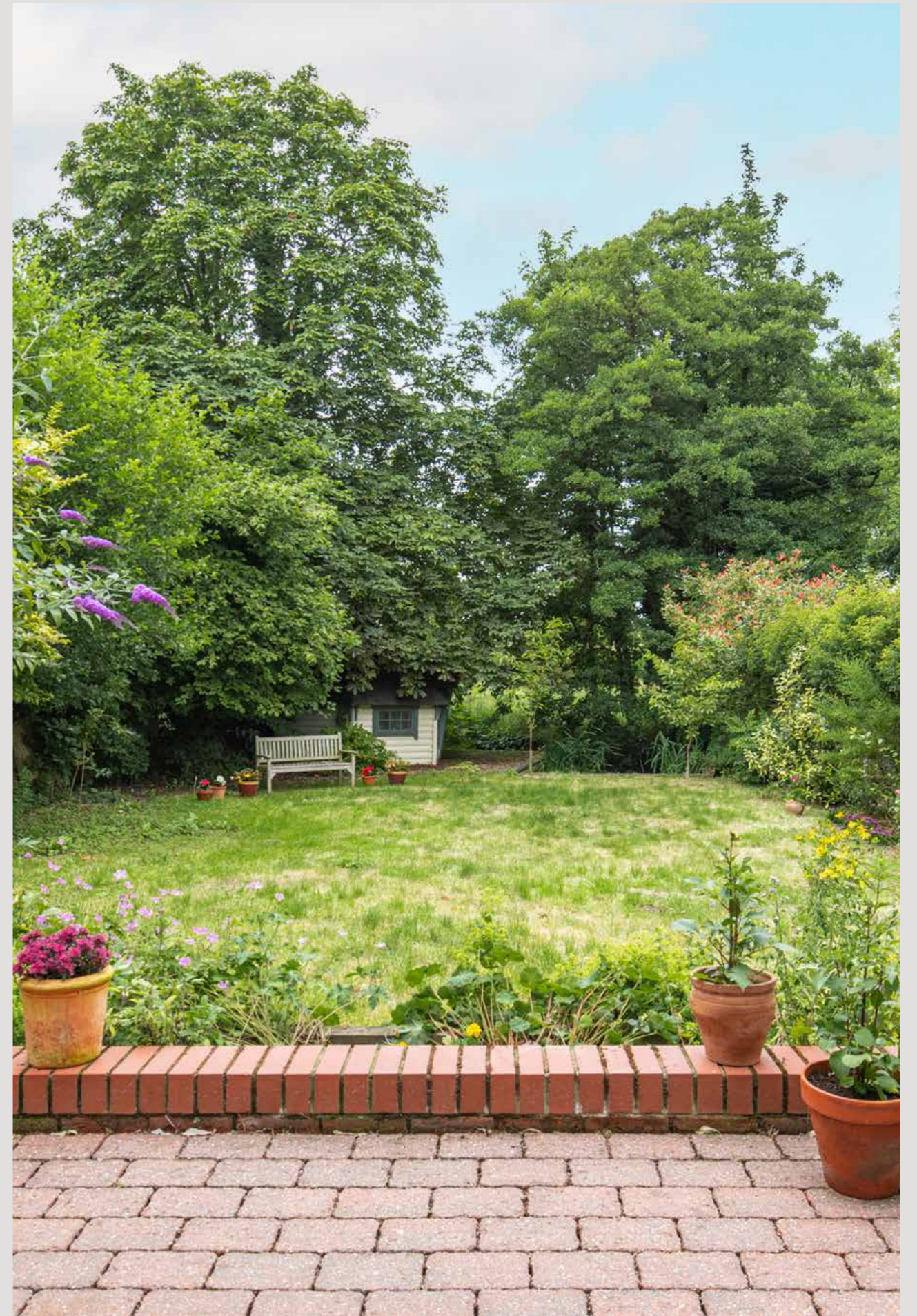


The Smoke House is a superb conversion set in a lovely quaint location. There is plenty of parking to the front of the property, on the granite set driveway. The internal layout has been well thought out and offers a superb sociable, bright, and airy atmosphere. The modern kitchen opens into the sitting room, providing the perfect place to relax and entertain. Double doors and bi-folds take you out to the raised terrace, offering an ideal setting for the summer months, with a seamless flow from inside to out. The front of the home features two well-appointed bedrooms. The principal bedroom benefits from a dressing room and en-suite bathroom. In addition, you will find a modern family bathroom and utility room, providing flexibility for everyday living.

The great outdoors are easily accessible from the property. The rear garden's raised brick terrace is perfect for taking in the views down the garden and surrounding wildlife. The lawn extends down to the slipway onto the River Tas, providing an ideal spot for launching kayaks or canoes to explore. Adjacent to the lawn sits a well-positioned summer house, offering a wonderful vantage point to fully appreciate the exclusive position this property boasts.



The lovely layout  
provides easy living.





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.

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# Tasburgh

QUAINT TRICKLING RIVERS AND  
COUNTRYSIDE WALKS

Tucked away a few miles to the south of Norwich, in the beautiful countryside, lies Tasburgh. Convenient for those wanting to reach the fine city of Norwich and is also just a short distance away from Wymondham and the A11 travel corridor.

With the Suffolk border also only eight miles south, this home is perfectly positioned for those commuting to Cambridge or flying out of London Stansted. You are spoilt for choice if you are yearning for time by the sea as you are 20 miles from the north east coast and a similar distance from the Suffolk villages such as Southwold and Aldeburgh. Norwich and Diss offer direct links to London with a 90 minute train journey ensuring this is an all-round perfect commuter location, while still encapsulating the magical countryside Norfolk has to offer.

Located in the beautiful valley of the River Tas are Tasburgh earthworks. Believed to date from the medieval period, they appear in an oval shape and lie close to the medieval Church of All Saints. The earthworks gave the village its name: from taese, originally meaning 'convenient, advantageous, or pleasant' and burgh meaning a 'defended place or fort'.

Tasburgh offers a variety of walks and children's activities. Burrfield Park provides a wildlife area accessible to all and is a relaxing tranquil area of natural interest. There is also an Ancient Defensive Area providing parkland walks and close by a playground and skate park within the grounds of the village hall.



## Note from the Vendor



View from The Smoke House's garden.

“All the wildlife from the river is a joy to be around.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil under floor central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 8401-7034-6420-9447-9926

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: ///birthing.fishery.rates

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# SOWERBYS

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