



THE STORY OF  
**Carr House**  
*Reedham, Norfolk*

**SOWERBYS**



THE STORY OF

# Carr House

Low Farm Road, Reedham  
Norfolk, NR13 3HE

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Charming Period Cottage

Sitting Room and Dining Room

Kitchen Breakfast Room

Utility Room and Cloakroom

Garden Room

Three Bedrooms and Family Bathroom

Range of Traditional Outbuildings

Parking and Garage

Formal Garden and Woodland

Grounds of Approximately 5.6 Acres (STMS)

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**SOWERBYS NORWICH OFFICE**

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Carr House is a charming period home located at the end of a small lane. The location is idyllic, offering tranquillity and an abundance of wildlife right outside your door.

The interior is delightful, featuring a fine sitting room with a wood-burning stove, a dining room with access to the garden room, where you can truly enjoy the garden and views. The modern, well-fitted kitchen provides plenty of storage and workspace, along with a utility room and separate cloakroom.

The first floor boasts three well-appointed bedrooms and a period-style, well-fitted family bathroom all featuring lovely views of the surrounding grounds.

The property's wide range of outbuildings are ideal for storage or as a workshop, and may be suitable for other uses (STPP). There's plenty of parking on the gravel driveway, and the grounds surrounding the house include a south-facing terrace, a sweeping lawn, and boundary hedging.

Beyond the grounds lies Gurney Wood, comprising approximately five acres of established woodland to explore (STMS).



The quirky features and abundance of space make this home so inviting.





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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# Reedham

SCENIC LIVING, RIVERSIDE ADVENTURES AND RURAL CHARM



Reedham is a picturesque village located in the heart of the Norfolk Broads. It's a great place to live for those who enjoy a tranquil and scenic environment. The village is known for its beautiful riverside setting, historic architecture, and friendly community.

Living in Reedham offers a peaceful and idyllic lifestyle, with easy access to the waterways of the Norfolk Broads. The village has a range of amenities, including a village shop, a pub, and a primary school. There are also plenty of opportunities for outdoor activities such as boating, fishing, and walking along the riverside.

Neighbouring towns such as Acle, Brundall, and Loddon are within easy reach of Reedham. Acle is a larger village with a wider range of amenities, including shops, restaurants, and a train station with connections to Norwich and Great Yarmouth. Brundall is known for its marina and offers a range of waterside properties. Loddon is a charming market town with a variety of local shops, cafes, and a weekly market.

Overall, Reedham and its neighbouring towns offer a peaceful, rural lifestyle with easy access to the amenities of larger villages and towns.



## Note from the Vendor



Car House.

“We have always enjoyed the tranquillity and charm of the area.”



**SERVICES CONNECTED**  
Mains water and electricity. Private drainage.

**COUNCIL TAX**  
Band E.

**ENERGY EFFICIENCY RATING**  
E. Ref:- 2134-1921-7400-0363-1292

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: ///landscape.groups.lifters

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# SOWERBYS

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

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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