



THE STORY OF

# Willow Farm

*Southburgh, Norfolk*

**SOWERBYS**



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# Willow Farm

Southburgh, Norfolk  
IP25 7TL

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16th Century Grade II Listed Farmhouse

Rare 'Cheese Room' Tax Sign

Later Additions from 1800 and Mid-1900s

Four Bedrooms, Including a  
Spacious Principal Room

Three Reception Rooms Plus a Study Area

Kitchen/Breakfast Room with  
Utility and Shower Room

Over Two Acres of Private Grounds

Double Cart Lodge, Workshop and Store

1,849 Sq. Ft. of Versatile Living Space

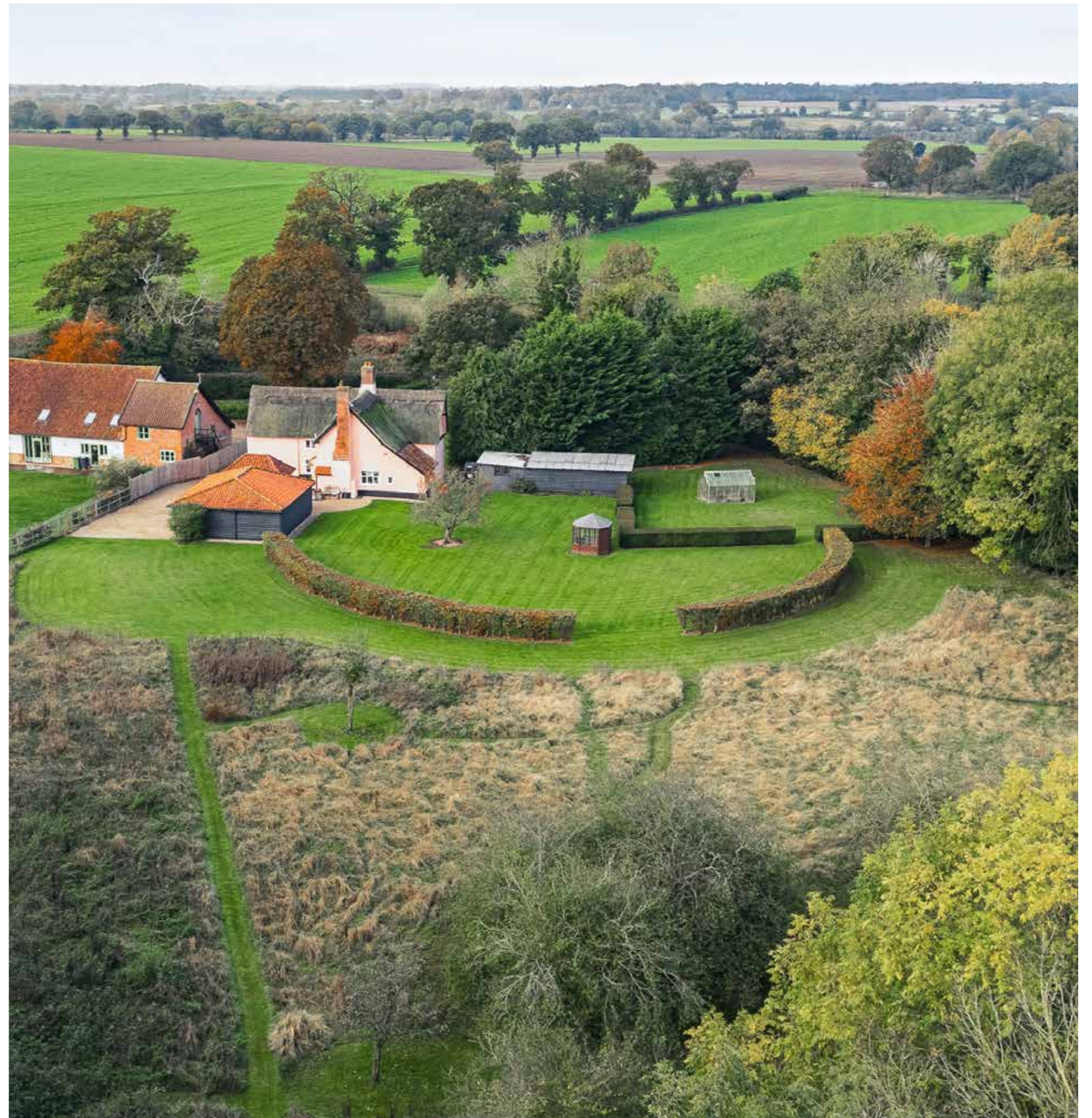
Located in a Charming Village Setting

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This 16th Century Grade II Listed thatched farmhouse is a stunning example of English heritage, offering a unique blend of period charm, historical significance, and modern practicality. Nestled within the heart of a picturesque village, the property sits amidst over two acres of grounds (STMS) and features fascinating architectural details that set it apart.

While the original structure dates back to the 16th century, later additions from around 1800 and the mid-1900s have enhanced its versatility and character. Inside, the accommodation spans 1,849 sq. ft., comprising four generous bedrooms, a family bathroom, and three charming reception rooms. The kitchen/breakfast room is a welcoming hub, supported by a separate utility and shower room. A study area adds further practicality, ideal for modern living.

One of the property's most remarkable features is the discovery of a rare room tax sign, a tangible link to its storied past. Dating back to 1696, King William III's window tax was a levy based on the number of windows in a property. To avoid excessive taxation, certain rooms—like dairies and cheese rooms—could be exempt if clearly labelled. The 'Cheese Room' sign here is an extraordinary find, especially in this region, as such features are more commonly associated with homes in northern England.

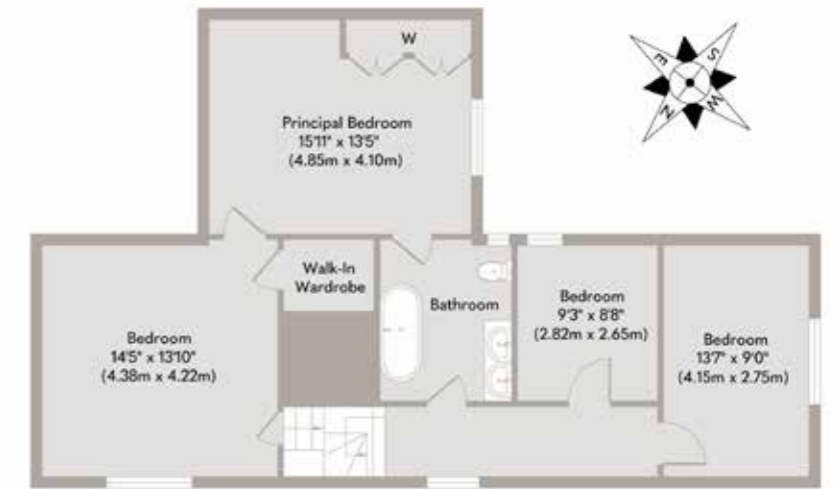
The exterior is equally impressive, with formal gardens, open spaces, and mature planting creating a tranquil retreat. Outbuildings include a double cart lodge, a workshop, and a store, providing ample space for hobbies or potential conversion (subject to permissions).

This property is more than a home; it's a piece of history, meticulously preserved and beautifully presented. Perfect for those seeking heritage, space, and charm in an idyllic rural setting.



...a unique blend of period charm, historical significance, and modern practicality.





First Floor  
Approximate Floor Area  
836 sq. ft  
(77.62 sq. m)



Outbuilding  
Approximate Floor Area  
791 sq. ft  
(73.51 sq. m)

Ground Floor  
Approximate Floor Area  
982 sq. ft  
(91.25 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.

# Southburgh

SERENITY, HISTORY, COMMUNITY,  
AND COUNTRYSIDE ADVENTURES



The Breckland village of Southburgh is located 15 miles south west of the city of Norwich and is close to the villages of Reymerston, Hingham and Shipdham. Southburgh church, St Andrew, has a distinctive tower and spire that stands proud above the trees and is a welcoming church, open for worship. It should be noted that there are superb off-road horse riding facilities in the area.

Norwich, located 15 miles from Southburgh, is an ancient city steeped in a millennium of history. It has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

The nearby village of Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.



## Note from Sowerbys



“The exterior is equally impressive, with formal gardens, open spaces, and mature planting creating a tranquil retreat.”



### SERVICES CONNECTED

Services to be confirmed.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///menswear.hotel.pods

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

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