



THE STORY OF  
**Orchard View**

*Bergh Apton, Norfolk*

**SOWERBYS**



THE STORY OF

# Orchard View

The Street, Bergh Apton, Norfolk  
NR15 1BN

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Well Appointed Four Bedroom Village Home

Set Within Approximately Two  
Acres of Grounds (STMS)

Generous and Versatile Accommodation  
Across Two Floors

Two Reception Rooms Ideal for  
Entertaining and Family Living

Spacious Kitchen Breakfast Room  
Forming the Heart of the Home

Light-Filled Sunroom Overlooking the Gardens

Four Well Proportioned First Floor Bedrooms

Family Bathroom and Separate Shower Room

Gravelled Driveway Providing  
Ample Off-Road Parking

Garage and Range of Outbuildings  
Offering Excellent Potential

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Orchard View presents a compelling opportunity to acquire a well-appointed village home set within generous grounds of approximately two acres (STMS), offering both immediate comfort and exciting potential for enhancement.

Set back from the road and approached via a gravelled driveway, the property enjoys a sense of privacy and space, with ample parking and an established setting. The accommodation extends over two floors and is thoughtfully arranged for both everyday living and entertaining. An entrance porch leads through to a welcoming sitting room, where a fireplace forms a natural focal point, while a separate dining room provides an ideal setting for more formal occasions.

The kitchen breakfast room offers good proportions and serves as the heart of the home, complemented by a sun room to the side that invites views across the garden and provides a peaceful retreat. A cloakroom completes the ground floor.

Upstairs, four well-sized bedrooms are accompanied by both a family bathroom and a separate shower room, offering flexibility for family living.

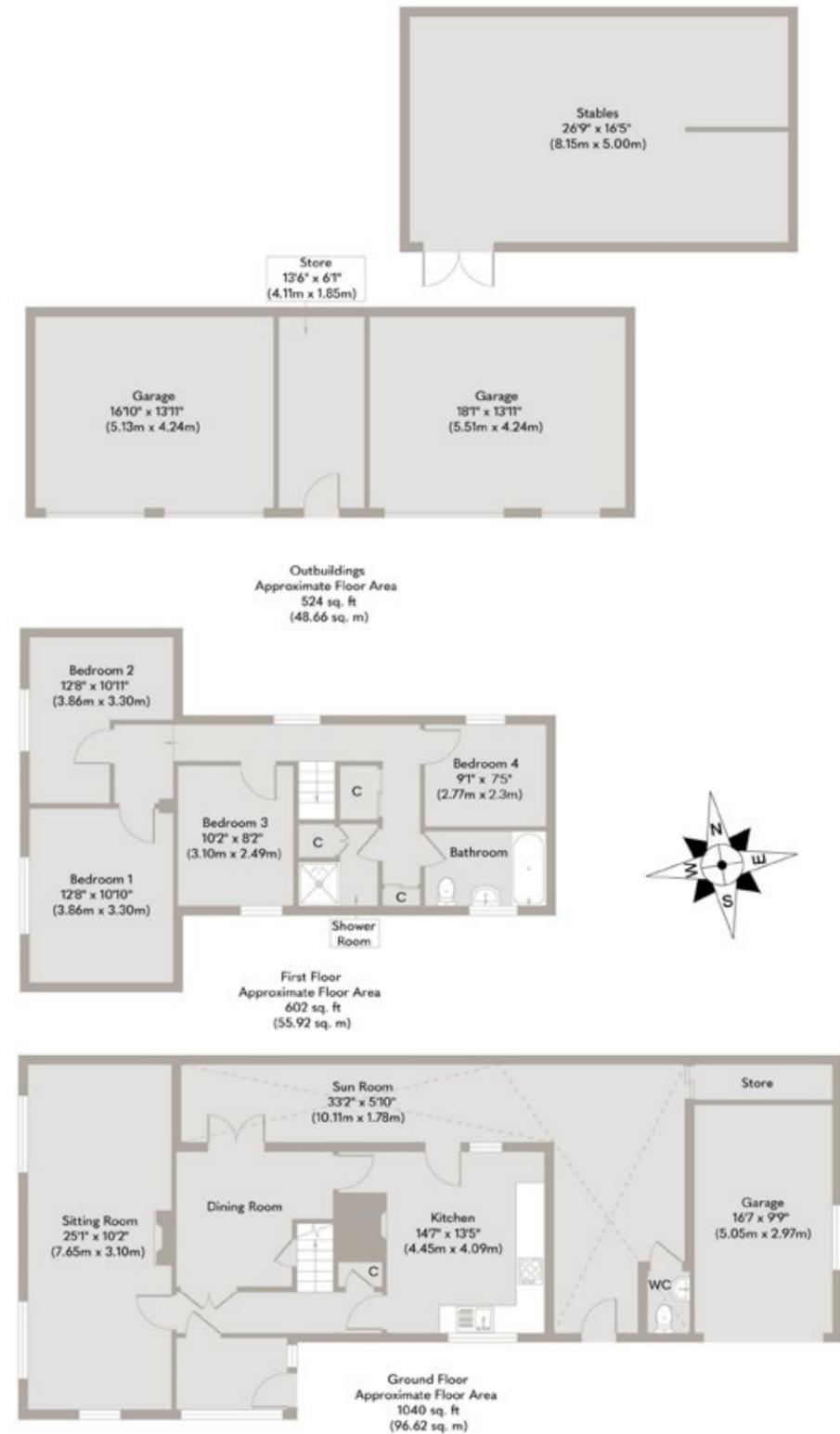
The grounds are a defining feature, predominantly laid to lawn and extending to approximately two acres (STMS), creating a wonderful backdrop with ample space for gardening, recreation or future landscaping. A range of outbuildings and a garage add further versatility, suited to storage, workshop use or potential adaptation.

A home of space, character and opportunity, Orchard View combines village living with the rare advantage of substantial grounds.



Charming, idyllic and peaceful, words that have always perfectly described life here.





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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# Bergh Apton

WHERE COUNTRYSIDE CALM MEETS CITY CONVENIENCE



Bergh Apton is an attractive South Norfolk village set among rolling fields and quiet lanes, offering a peaceful rural atmosphere just 3 miles west of Loddon, 4 miles east of Poringland, and around 7 miles south of Norwich. Its setting provides an appealing balance of countryside calm with excellent access to nearby amenities, schools and city connections.

The village is known for its strong community spirit and creative character, with regular events centred around the village hall, local arts groups and the well-loved Bergh Apton Sculpture Trail, which has long added a cultural thread to village life. Walking routes weave through meadows, woodland and farmland, encouraging an outdoor lifestyle in every season.

Everyday essentials are close by. Loddon offers a supermarket, bakers, butchers, cafés, GP surgery, pharmacy and a choice of pubs, while Poringland provides further shops, takeaways, a library, leisure facilities and large supermarkets. Norwich, with its independent shopping, theatres, restaurants and mainline rail services to London and Cambridge, is within easy reach for commuting, culture and days out.

Bergh Apton's lifestyle is defined by rural tranquillity, artistic energy and convenient local access, making it an appealing choice for families, professionals and anyone seeking village living with strong connections to town and city.



## Note from the Vendor



“Having been in our family for 69 years, this has been a truly special home, surrounded by gardens and open views within a welcoming village”



### SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

F. Ref:-0269-3059-3207-5216-8200

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: ///megawatt.wasps.exhaling

### AGENT'S NOTE

The seller will be placing an overage clause on the land, but not the house for any future development on the land. Details to be confirmed.

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

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