



THE STORY OF

Springfields

Erpingham, Norfolk

SOWERBYS



THE STORY OF

Springfields

The Street, Erpingham
Norfolk, NR11 7QD

Detached Country House

Peaceful and Private

Versatile Ground Floor Accommodation

Generous Reception Rooms

Wealth of Character Features

Three Bedrooms

0.7 Acre Plot (STMS)

Idyllic Village Location

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This charming and historic building has been a much-loved family home for over 50 years.

With nearly 2,000 sq. ft. of accommodation and a superb plot of 0.7 acres (STMS), this fine country home offers the space, allure and character that has become synonymous with quintessential Norfolk property.

To the ground floor, the flexible accommodation includes a large double aspect sitting room with exposed beams and open brick fireplace, central dining hall, fitted shaker style kitchen opening to a snug, further rear lounge/study, guest WC and of course the indispensable boot/utility room that no country home should be without.

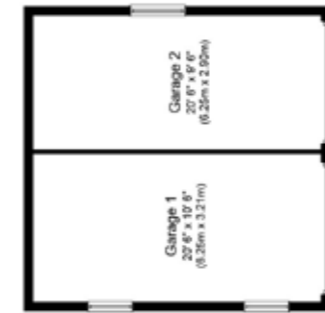
The first floor is home to the three bedrooms including a generous principal bedroom featuring further exposed timbers, extensive built-in storage and glorious views over the properties mature grounds. All three bedrooms are served by the traditional and stylish first floor family bathroom.

Outside, the plot is without a doubt one of the stand out features of this home. Over 2/3s acre is packed full of interesting design alongside a wealth of practical space. A large parking and turning area to the front is complemented by a detached double garage to one side and a wood store to the other. The grounds to the North are sheltered by mature specimen trees in grassland. To the South, a formal lawn and flowerbeds lead to natural grassland with further trees and shrubs, all backing open countryside.



The exposed timbers emphasize the cosiness throughout.

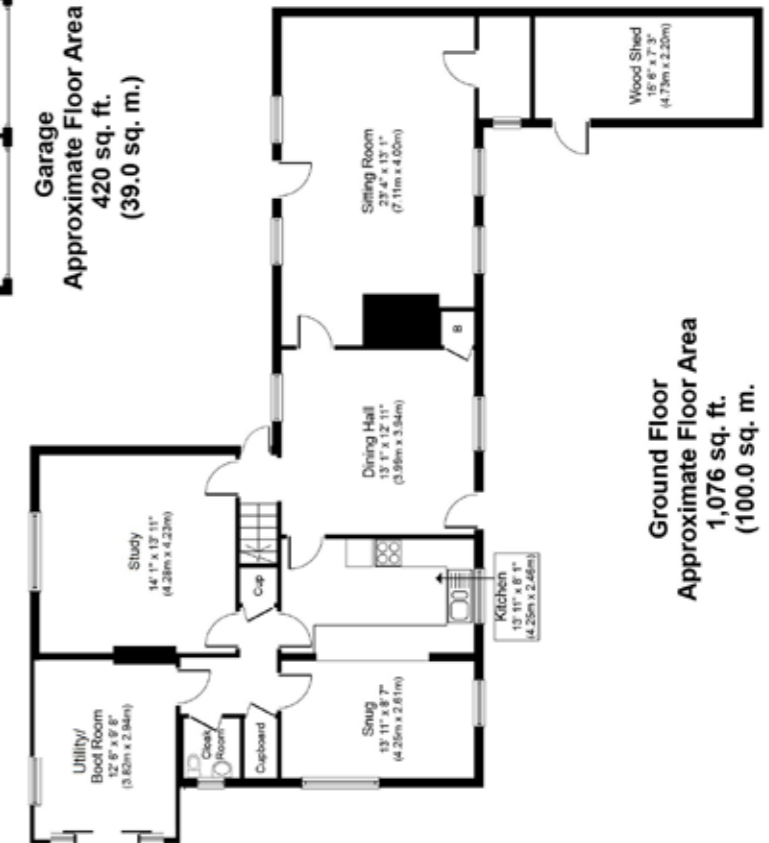




Garage
Approximate Floor Area
420 sq. ft.
(39.0 sq. m.)



First Floor
Approximate Floor Area
883 sq. ft.
(82.0 sq. m.)



Ground Floor
Approximate Floor Area
1,076 sq. ft.
(100.0 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.

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Erpingham

QUIET COUNTRY LIVING



Erpingham is a charming village located in North Norfolk, with a rich history and a warm community atmosphere.

Erpingham boasts a close-knit community where neighbours often become friends. The village hosts various local events and gatherings, fostering a strong sense of belonging and community spirit.

Surrounded by beautiful Norfolk countryside, Erpingham provides stunning views and plenty of outdoor activities. There are numerous walking and cycling paths that allow residents to explore the picturesque landscapes, making it an excellent place for nature enthusiasts.

While Erpingham is a peaceful village, it's conveniently located near larger towns such as Aylsham and North Walsham, which offer a wider range of shops, schools, and healthcare facilities. It's easy to access everything you need while enjoying the tranquillity of village life. The local schools are well-regarded, providing children with solid educational foundations.

Living in Erpingham offers a blend of peaceful rural life and community spirit, making it a fantastic choice for anyone seeking a slower pace of life without sacrificing access to essential amenities. Whether you're a young family, a professional, or retiring, Erpingham has something to offer for everyone.



Note from the Vendor



“An abundance of wonderful walks...”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 9268-2813-7092-9628-2575

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: ///awaiting.risky.hazy

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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Journey

 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
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Air Ambulance

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