

THE STORY OF

Hornbeam House

Stow Bedon, Norfolk

SOWERBYS



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Stow Bedon, Norfolk
NR17 1HP

Approx. 1.4 Acres (stms) Including
Formal Paddock and Stables

Five Double Bedrooms, 2 of which have En-Suites

Four Spacious and Versatile Reception Rooms

Four Piece Family Bathroom
and Ground Floor WC

Conveniently Located for Market Towns
of Watton and Attleborough

Energy Efficient Ground Source Heat Pump

Double Garage and Carport Providing
Ample Off Road Parking

Easy Access to A11 to Cambridge and London

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Hornbeam House is an attractive five-bedroom detached property set within the peaceful Norfolk village of Stow Bedon, offering spacious accommodation, versatile living areas and an impressive range of outdoor space. Occupying a plot of approximately 1.4 acres (stms), including a formal paddock and stables, the property is particularly appealing to equestrian enthusiasts. A double garage, carport and ample off-road parking further add to its practicality and flexibility.

The generous proportions lend themselves to modern family life, with plenty of room for those working from home, accommodating visiting family and friends or simply enjoying the benefits of additional space. A particularly appealing feature is the provision of four reception rooms, allowing the ground floor to cater for both everyday living and entertaining. The kitchen forms an important part of the home's social space, whilst a separate sitting room provides a more traditional setting in which to relax. A garden/ dining room, playroom and study further enhance the layout, offering dedicated areas for family time, hobbies and home working.

The first floor provides five genuine double bedrooms, two of which benefit from en-suite facilities. A spacious four-piece family bathroom serves the remaining bedrooms, creating a practical arrangement for larger families or those requiring additional guest accommodation.

Outside, the approximately 1.4-acre plot is a significant attraction. The private grounds offer plenty of opportunity for gardening, outdoor entertaining and family recreation, whilst the formal paddock is particularly appealing for those with equestrian interests or buyers seeking additional land. Together, the house and grounds provide an opportunity to embrace a more rural way of life without feeling isolated from everyday amenities.









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With five double bedrooms and four reception rooms, there is space for everyone to feel at home.







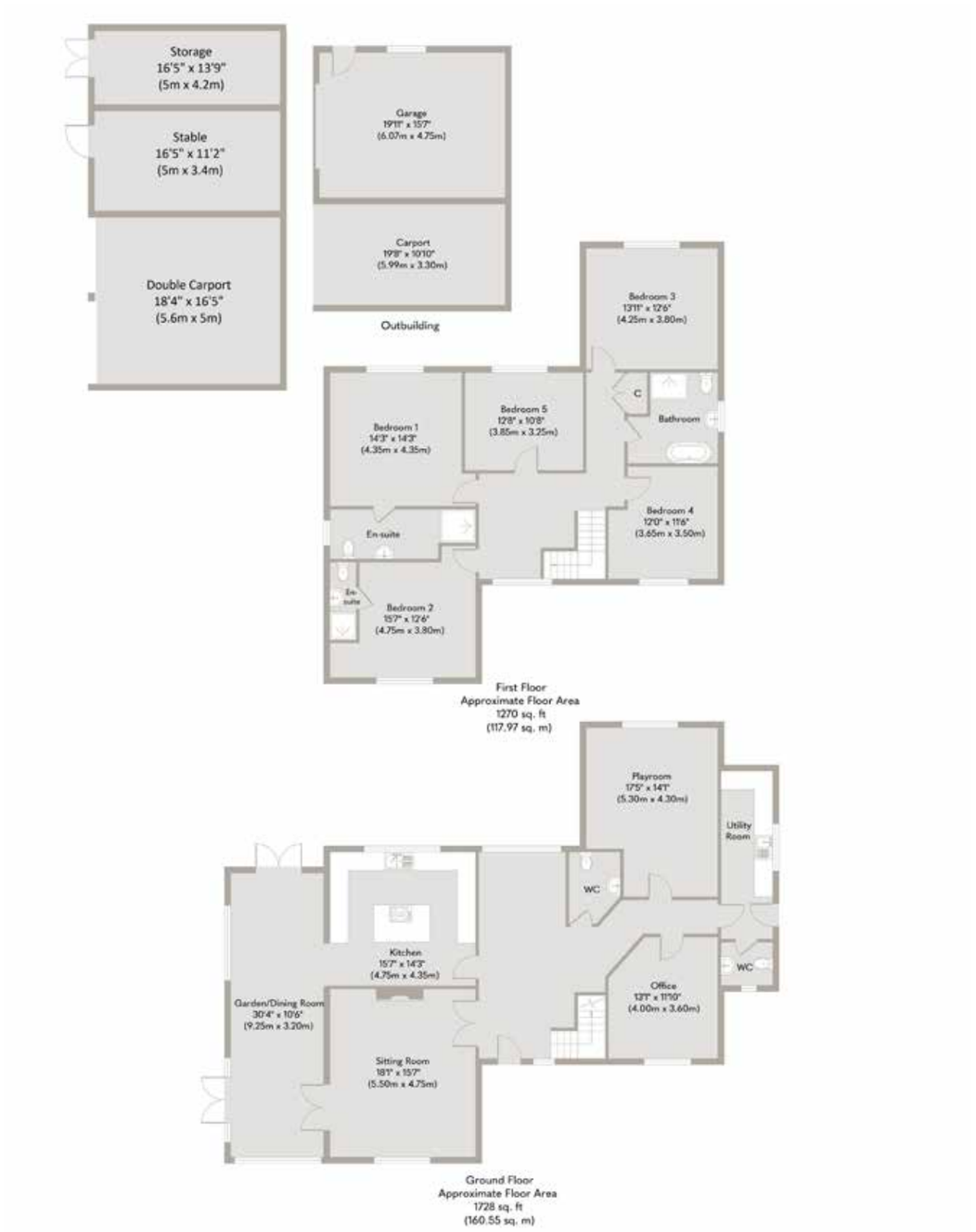












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Stow Bedon

Stow Bedon is a delightful rural village in the heart of Norfolk, offering a peaceful setting surrounded by unspoilt countryside. Just a few miles from the market town of Attleborough, the village enjoys a secluded atmosphere while remaining well connected to nearby towns and amenities.

Rich in history, Stow Bedon is home to the ruins of St Botolph's Church, a reminder of its medieval past. Nature lovers will appreciate the nearby Wayland Wood, an ancient site linked to the "Babes in the Wood" legend, which offers beautiful walking trails and diverse wildlife. Thetford Forest, one of England's largest lowland forests, is also within easy reach, providing extensive cycling and walking routes, as well as adventure activities at High Lodge. Thompson Water, a picturesque nature reserve, is another great spot for birdwatching and peaceful walks.

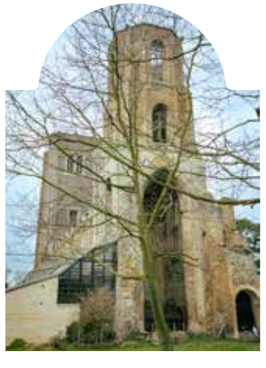
Despite its rural charm, Stow Bedon is well connected via the A11, with Norwich just 20 miles away. The historic city offers a wealth of cultural attractions, including its cathedral, medieval castle, independent shops, and lively dining scene. The nearby town of Wymondham, with its stunning abbey and traditional market, adds to the area's appeal.

Stow Bedon offers a rare blend of countryside seclusion and accessibility, making it an ideal location for those seeking a peaceful lifestyle while still being well connected to the wider region. Whether exploring historic landmarks, enjoying outdoor adventures, or simply soaking in the beauty of the Norfolk landscape, this delightful village provides a wonderful place to call home.









Note from Sowerbys



Countryside Views

"Enjoy the surrounding countryside views and the sense of space that comes with a more rural way of life."

SERVICES CONNECTED

Mains water and electricity. Ground source heat pump. Drainage via treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9300-2171-9690-2906-1735

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: ///absorbs.smaller.sniff

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SOWERBYS

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