



Holly House, Lyng Road, Sparham

Norwich



Minors & Brady

Holly House, Lyng Road

Sparham, Norwich

There is a particular stillness to this corner of Sparham, wide skies overhead, open fields stretching beyond the garden boundary and the gentle presence of Sparham Pools nature reserve just moments away. Set within a sweeping half-acre plot, this substantial detached home blends refined country character with generous, adaptable family living, featuring exposed beams, original flooring and fireplaces with wood burners (stms). A farmhouse-style kitchen/dining room with French doors to the garden forms the heart of the home, complemented by two grand reception rooms, a ground-floor shower room, versatile bedroom or playroom, home office and utility. Upstairs, four spacious double bedrooms, including a principal suite with en-suite and fitted wardrobes, are served by a family bathroom. Wraparound gardens with lawns, vegetable beds, seating areas and a BBQ hut, together with a self-contained annex generating £800pcm, offer both lifestyle and income potential in a quietly beautiful Norfolk setting.

Agents Notes

Freehold

Connected to mains water and electricity.

Oil central heating.

Treatment plant to be fitted.



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Sparham, Norwich

- Substantial detached residence proudly positioned on a 1/2 acre plot in the rural Norfolk village of Sparham (stms)
- Quiet, beautiful setting surrounded by country fields and Sparham pools, a 30-acre nature reserve managed by the Norfolk wildlife trust
- A self-contained annex currently generating a rental figure of £800 pcm, suitable for an income, multi-generational living or extended family members
- Presented to a high-standard with a country, homely feel, retaining traditional character features of exposed beams, fireplaces and original flooring
- Farmhouse-style kitchen/dining room creating an effortless flow for everyday living and hosting, with French doors that open out to the garden
- Two grand reception rooms showcases with an elegant interior, both accentuated by large fireplaces with inset wood burners
- Five double bedrooms across both floors, one of which is a principal that flaunts its own private en-suite and built-in wardrobes
- Expansive, wrap-around grounds that are well-maintained, highlighting a sweeping lawn, seating areas for summertime enjoyment, vegetable beds and a BBQ hut
- Self-contained annex contains a living room with French doors, a fitted kitchen, two bedrooms, a modern bathroom and its own private garden
- A driveway providing off-road parking for both the main residence and the annex, suitable for family members and visitors



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Sparham, Norwich

Explore the beautiful Norfolk village of Sparham

Lyng Road in the Norfolk village of Sparham offers a quintessential blend of rural calm and accessible convenience. The lane winds gently through open fields and farmland, where seasonal colours and wildlife create a constantly changing backdrop, while Sparham Pools, a 30-acre nature reserve managed by the Norfolk Wildlife Trust, lies just a short stroll away, providing tranquil lakes, walking paths, and abundant birdlife for nature lovers.

Despite its peaceful setting, the village is well connected: Reepham and Lenwade are nearby for independent shops, cafés, and weekly markets, while the historic city of Norwich, around 12 miles to the east, offers a full range of amenities, from high-street and specialist stores to cultural venues and mainline rail services. Families benefit from proximity to Lyng Church of England Primary Academy and Reepham High School, ensuring education options are within easy reach. Regular bus services link the village to surrounding towns, and the nearby A1067 provides straightforward access to Dereham, Fakenham, and Norwich. Lyng Road embodies a lifestyle where countryside walks, lakeside afternoons, and the quiet rhythm of village life coexist with practical connections to schools, shops, and city amenities.



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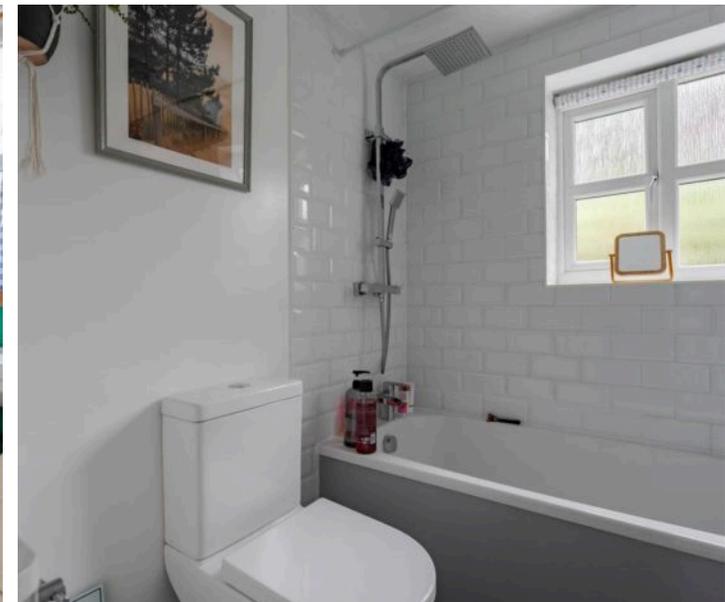
Holly House, Lyng Road

Sparham, Norwich

Set discreetly within approximately half an acre of wraparound grounds, this substantial detached residence enjoys a peaceful position in the quietly regarded Norfolk village of Sparham (stms). Surrounded by open countryside and within easy reach of Sparham Pools, a 30-acre nature reserve managed by the Norfolk Wildlife Trust, the setting is one of rare tranquillity, where wide skies, open fields and birdsong define the rhythm of the day.

Approached via a sweeping shingled driveway, the property immediately conveys a sense of arrival. Generous off-road parking is provided for multiple vehicles, while opposite the main house sits a self-contained annex with its own private entrance, thoughtfully arranged for independence and privacy. Currently generating an income of £800 per calendar month, it offers a compelling opportunity for supplementary revenue, multi-generational living or comfortable accommodation for extended family.

The main residence has been beautifully presented to a high standard, combining a warm, homely atmosphere with the enduring appeal of traditional character features. Exposed beams, original flooring and striking fireplaces sit comfortably alongside practical modern touches, creating an interior that feels both established and entirely suited to contemporary family life.



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Entry is via a practical porch, ideal for coats and boots after countryside walks, leading into a welcoming hallway. From here, the ground floor unfolds with flexibility and ease. A well-appointed shower room serves guests and day-to-day needs, while a versatile double bedroom offers options as a playroom or additional reception space. A dedicated home office caters effortlessly to remote working, and a separate utility room keeps household routines discreetly out of sight.

At the heart of the home lies a farmhouse-style kitchen and dining room, designed for everyday living as much as for entertaining. Quality cabinetry is complemented by an integrated oven, induction hob, sink and drainer unit, and space for a dishwasher, all arranged with practicality in mind. French doors open directly onto the garden, encouraging a seamless connection between inside and out during the warmer months.

Two substantial reception rooms provide elegant yet comfortable spaces in which to gather. Each is centred around a large fireplace with an inset wood burner, offering both visual focus and winter warmth. Generous proportions and considered décor create rooms that are as suited to quiet evenings as they are to larger family occasions.



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Upstairs, a staircase rises to a naturally light-filled landing, where an arched beam adds architectural interest and built-in storage enhances practicality. Four large double bedrooms lead from here, each thoughtfully presented and offering comfort and privacy in equal measure. The principal suite benefits from fitted wardrobes and a private en-suite shower room. A family bathroom, fitted with a traditional three-piece suite including a bathtub, wash basin and WC, is complemented by a useful built-in storage cupboard.

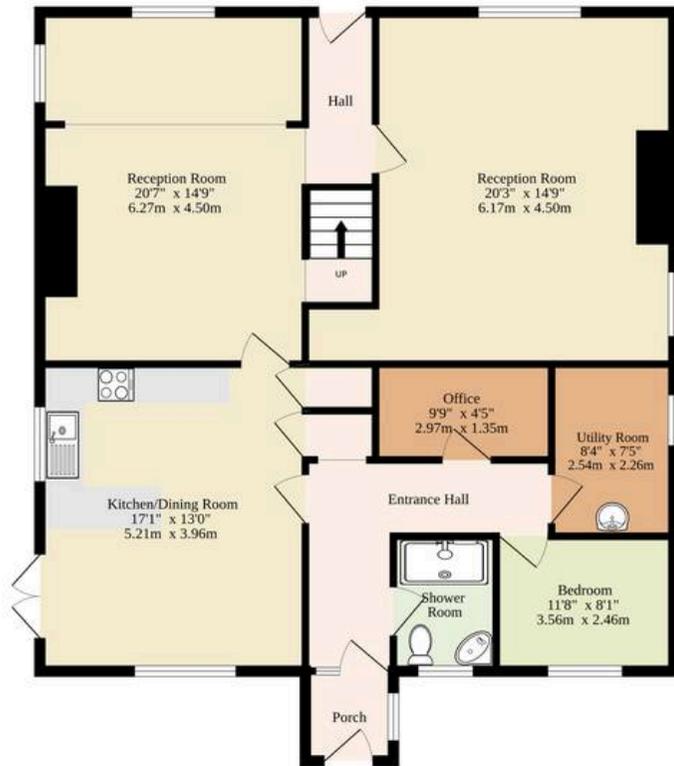
Outside, the grounds are a defining feature of the property. Expansive and well maintained, they wrap gracefully around the house, offering broad lawns, established planting, vegetable beds and thoughtfully arranged seating areas for summer gatherings. A charming BBQ hut adds a further dimension to outdoor entertaining, while open views across the surrounding countryside reinforce the sense of space and seclusion.

The self-contained annex mirrors the quality and care of the main residence. A welcoming porch leads into a light-filled living room with French doors opening to its own garden. The fitted kitchen includes units, a large Butler sink, cooker, dishwasher and fridge, creating a fully functional independent space. Two double bedrooms and modern bathroom with a three-piece suite complete the accommodation. Outside, its private garden features established beds, a lawn and a patio with pergola, an inviting retreat in its own right.

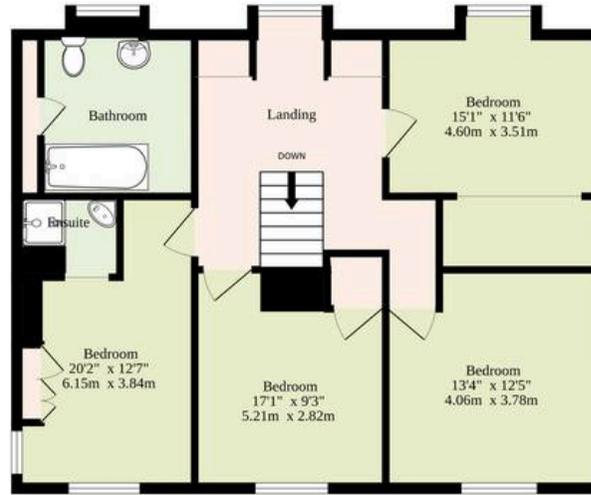
This is an exceptional family home of notable scale and flexibility, offering refined country living in a quietly beautiful corner of Norfolk. With income potential, generous accommodation and a setting defined by open landscapes and protected nature, it represents a rare opportunity to secure both lifestyle and longevity in equal measure.



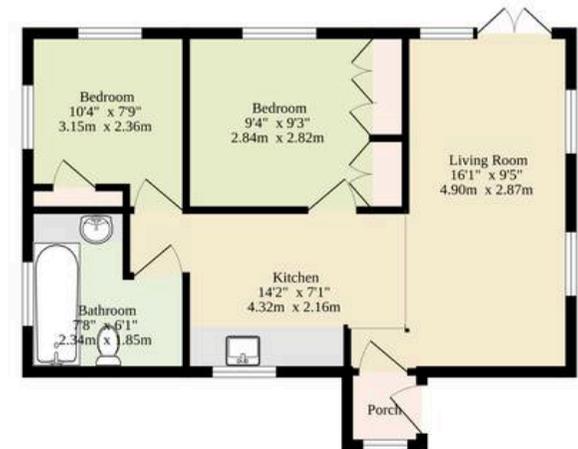
Ground Floor
1276 sq.ft. (118.5 sq.m.) approx.



1st Floor
995 sq.ft. (92.4 sq.m.) approx.



Annex
485 sq.ft. (45.1 sq.m.) approx.



Sqft Includes The Annex.

TOTAL FLOOR AREA : 2756 sq.ft. (256.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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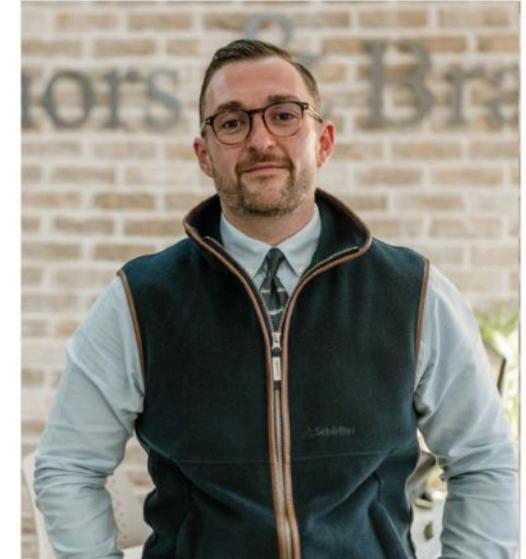
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