



THE STORY OF

# South House Farm

*Clippesby, Norfolk*

**SOWERBYS**



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# South House Farm

Clippesby, Great Yarmouth, Norfolk  
NR29 3BQ

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Fine Georgian Home with  
Elegant Period Character

Generous And Versatile Accommodation  
Across Two Floors

Light-Filled Dual Aspect Drawing Room

Formal Dining Room Ideal for Entertaining

Spacious Kitchen Breakfast Room  
Opening to Raised Terrace

Ground Floor Suite with Kitchenette,  
Shower Room and Bedroom

Elegant Sweeping Staircase with  
Striking Monkey Tail Banister

Flexible First Floor Layout with  
Multiple Bedroom Options

Four Further En-Suite Shower Rooms  
and a Modern Family Bathroom

Gardens Approaching One Acre (STMS)  
With Far-Reaching Countryside Views

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A fine Georgian home of impressive proportions, rich in character and offering remarkable flexibility, set within gardens of just under an acre (STMS) with far-reaching, uninterrupted views across the Broads National Park.

This handsome residence blends elegant period architecture with practical living spaces arranged across two floors. High ceilings, generous room sizes and an abundance of natural light combine to create an atmosphere that is both refined and welcoming, while a thoughtful layout allows the home to adapt easily to a variety of lifestyles.

At the front of the property, two beautifully balanced reception rooms provide a superb introduction. The dual-aspect drawing room is particularly striking, bathed in natural light and enjoying views across the gardens and surrounding landscape. It is a room designed equally for quiet relaxation or entertaining on a grander scale. Alongside, the formal dining room offers a classic setting for family gatherings and dinner parties, with its elegant proportions enhancing the sense of occasion.

To the rear, the kitchen breakfast room forms the heart of the home. Spacious and sociable, it is a place where cooking, conversation and everyday life come together with ease. The room opens directly onto a raised deck through double doors, creating a seamless connection between the house and its exceptional surroundings. From here, the views stretch uninterrupted across open countryside, offering a spectacular backdrop for outdoor dining, morning coffee or evening drinks.





Practicality is well considered on the ground floor where a pantry, boot room, w/c and separate laundry room provide excellent supporting space for modern living. Also on this level is a well-appointed suite with kitchenette, shower room and bedroom, benefiting from independent external access and far-reaching views, ideal for guests, multi-generational living or those seeking single-level accommodation when required.





An elegant sweeping Georgian staircase, complete with its striking monkey tail banister, leads to the first floor where the sense of space continues. The layout here is particularly versatile, allowing rooms to be used as bedrooms, dressing rooms, walk-in wardrobes, studies or even a private library depending on individual needs.

In its current arrangement, the first floor provides an impressive collection of bedrooms complemented by four en-suite shower rooms and a beautifully fitted modern family bathroom. The flexibility of the floorplan means the property can easily accommodate up to six bedrooms on this level, while still retaining additional lifestyle spaces if desired.

The gardens and grounds further enhance the appeal of this remarkable home. Approaching from the side, a gravelled drive provides substantial off-road parking. The grounds extend to just under an acre (stms), offering a wonderful sense of openness and privacy.

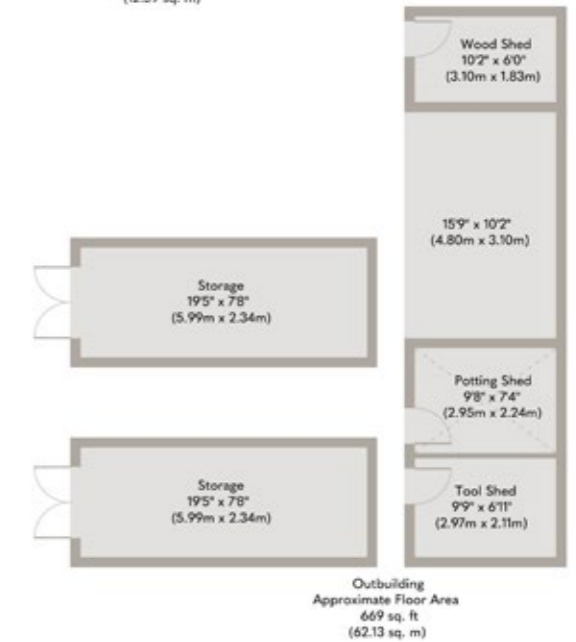
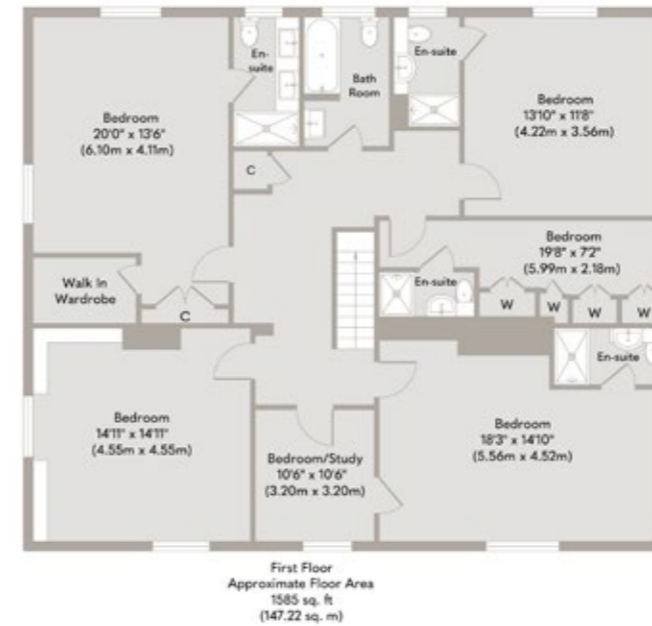
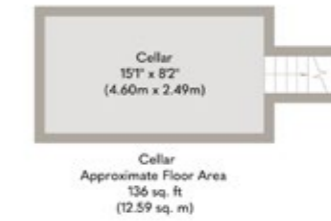
Immediately to the rear, a generous decked terrace provides the perfect vantage point from which to take in the remarkable views across the East Norfolk countryside, with The River Bure flowing through the landscape. A large lawn stretches away from the house, framed by well-stocked borders and a beautifully preserved original brick wall which forms a striking and characterful backdrop, beyond the north wall is further land concealing practical storage, composting and utilities.

To the side, a formal garden has been thoughtfully planted to create a haven for wildlife, while beyond this lies access to an additional lower-level meadow that enhances both the sense of space and the connection to the surrounding landscape. The property is screened to the south by a row of mature trees.



Combining Georgian elegance, versatile accommodation and truly exceptional views, this is a home of rare character and remarkable setting.





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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# Clippesby

WIDE OPEN COUNTRYSIDE AND  
PEACEFUL WATERWAYS

Clippesby is a small Norfolk Broads village defined by wide open countryside, peaceful waterways and an easy connection to the coast. Surrounded by farmland and nature reserves, the area offers a slower pace of life where outdoor pursuits naturally shape the rhythm of each day. Walkers, cyclists and wildlife enthusiasts are particularly drawn to the landscape here, with quiet lanes, scenic footpaths and abundant birdlife all forming part of daily village life.

At the centre of the community is Clippesby Hall, a well-known local destination that brings together leisure, food and outdoor adventure. Within the grounds, BASECAMP Café, Bar and Shop has become a popular gathering place for residents and visitors alike. Morning coffee, freshly baked pastries and artisan bread are available alongside relaxed lunches, wood-fired pizzas and locally sourced evening dishes, while the small on-site shop provides everyday essentials and local produce.

The surrounding Broads network encourages exploration on the water, with nearby launching points for boating, paddleboarding and kayaking. Cyclists often set off from the village to explore the quiet countryside routes that connect to neighbouring Broads villages.

Just a short drive away, the sandy beaches of Winterton-on-Sea and Hemsby offer miles of dunes, coastal walks and wide horizons. For traditional Norfolk hospitality, the nearby village of Thurne is home to The Lion at Thurne, a well-regarded riverside pub overlooking the famous Thurne Dyke windmill.

Everyday amenities are easily reached in nearby Acle and Martham, while Great Yarmouth and Norwich provide extensive shopping, dining and cultural attractions within comfortable driving distance.



## Note from the Vendor



“A wonderfully versatile space with large sash windows that fill the rooms with light while framing the surrounding countryside.”



### SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 2900-1746-0222-0503-3763

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: ///trailing.quoted.repaid

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# SOWERBYS

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