SOWERBYS

at home

In love with Norfolk and all things property

AUTUMN 2026 – ISSUE 29

Routine matters

Discover Norfolk's new commuter spots for the perfect work/life balance

A natural fit

The story behind Wendling Beck's new £1m glasshouse

The autumn edit

Home interior trends that celebrate the joy of nesting season

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Welcome

...to the autumn issue of Sowerbys' *at home* magazine, your guide to the Norfolk property market. Traditionally, September sees a peak of activity as house buyers get back to business after the long summer break. With this in mind, we asked Sowerbys' branch managers to share some of the best commuting spots to achieve the perfect work/life balance. With hybrid working more commonplace, the opportunity to enjoy village life and be within easy reach of the office has expanded, so turn over to discover Norfolk's new rural idylls.

Elsewhere, we chat with Norfolk Natural Living founder Bella Middleton about her own domestic bliss, meet Norfolk's award-winning cocktail makers in good time for party season, and scoop up 30 autumn adventures to fill your weekends this season.

Finally, I'd like to thank the many businesses and individuals who generously supported myself and our Land & New Homes director Peter Hurrell, as we cycled from London to Paris in support of PAPYRUS Prevention of Young Suicide, this summer. It was a monumental event in aid of an incredible charity and your donations will change lives.

Lloyd Sandy,
managing director

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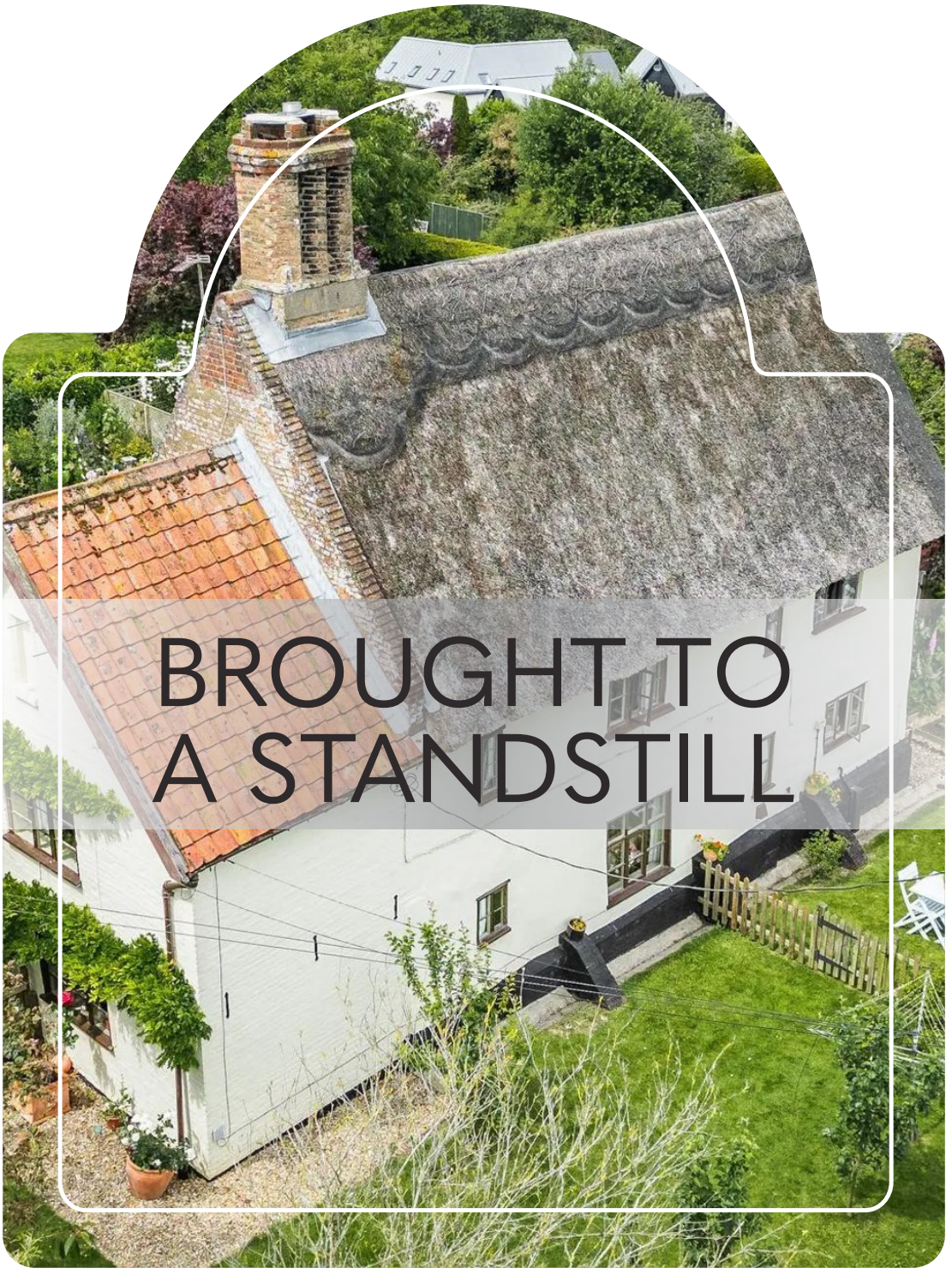

BROUGHT TO A STANDSTILL

September's 'back to business' sharpens the focus on the work/life balance. If a smoother commute is on the agenda, make the move...

School's in, AW26 collections are out, politicians and footballers are back in play, and it's time to get down to business. The French call it 'la rentrée': the great return, a collective reset after the summer break. As September ushers in a return to routine, many house buyers are reassessing not just how they work, but where they live. Finding the perfect spot with plenty of amenities and a slower pace of life, yet a hop, skip and a jump from the office is the dream. We asked Sowerbys' teams for the best villages and hamlets that offer the perfect work/life balance...

PRIME CAPITAL
CHARLIE GRAHAM-WOOD

Norwich's commuter belt is no longer simply about shaving minutes off the journey into the city. With hybrid working, buyers are trading proximity for a place with more space, a rural setting within easy reach of the coast and the community of village life.

According to Charlie Graham-Wood, Sowerbys' Norwich branch manager, a better quality of life is top of most buyers' search criteria. "The perfect work/life balance is different for everyone," he says, "but community, outdoor space and good connectivity are increasingly important."

Just four miles south of Norwich, Charlie highlights Swardeston as an enduring favourite, thanks to its peaceful setting and easy access to the A11 and the city. Nearby Poringland and Stoke Holy Cross remain perennial favourites, combining a strong sense of community with good amenities, just ten minutes from Norwich.

North of the city, however, Coltishall earns Charlie's top recommendation. "For me, Coltishall offers the ultimate work/life balance," he explains. "You've got a real village community, fantastic pubs and access to the River Bure. You can keep a paddleboard in the garage, be out on the water in minutes and still reach Norwich in under half an hour."

That blend of countryside living with easy city access is exactly what many buyers now seek, particularly as hybrid working continues to shape property decisions. Charlie admits he initially thought demand for home offices would fade after the pandemic, but the opposite has happened. "It's every bit as important as it was a few years ago," he says. "Buyers always ask about broadband speeds, and increasingly they want dedicated workspace."

Even better, he believes, is a separate garden office. "I don't think people realise how much difference it makes until they've experienced it. Having that physical separation from the house

Clockwise, L-R: Rattle Row House, Wicklewood, guide price £700,000; The Old Granaries, Coltishall, £650,000

helps you switch on for work and switch off afterwards. Your commute might only be to the bottom of the garden, but psychologically it's a world away."

One village Charlie believes deserves far more attention is Trowse. Although it sits on Norwich's doorstep, it feels remarkably detached from city life. "It's almost part of Norwich, but it genuinely feels like its own village," he says. "You've got the green, great pubs, Whitlingham Country Park and the Broads on your doorstep. It feels as though you're miles from the city when you're only a couple of minutes away."

Changing working patterns are also reshaping who is buying property in Norfolk's commuter villages. Younger professionals are leaving the city sooner than previous generations, encouraged by greater flexibility around office attendance. "They're moving out earlier because they don't have to commute every day," Charlie explains. "They're prioritising gardens, parking and lifestyle much earlier, particularly if they have or plan to start a family soon."

Simultaneously, downsizers are making lifestyle-led decisions earlier, often in their 50s and even 40s, as soon as children have left home. Many are seeking energy-efficient homes in the city centre to spend more time enjoying all that Norfolk has to offer.

As for the market, Charlie is optimistic: "Norfolk has always offered people somewhere to escape to, and that's ever-more important." For anyone looking to strike the perfect balance between career and lifestyle, Charlie's advice is simple – find somewhere that makes every day feel a little less like work.•

3 ZOOM-READY ZONES

Office life not your bag? Check out these superb WFH spaces.

WATER'S EDGE,
Lower Tasburgh
With views across the mill stream, meadow and woodland beyond, let the vista inspire your creativity at this exquisite contemporary home.
Guide price £850,000-£875,000

THE BEECHES
North Elmham
Set in three acres, this architect-designed home blends open-plan spaces with more intimate rooms, including this fantastic study.
Guide price £875,000

1 BELL FARM
Boughton
This elegant home's ground-floor study is perfect for focusing on the task in hand.
Guide price £750,000

THE SWEET SPOT
DARREN NEAVE

For buyers seeking the perfect work/life balance, Dereham and its surrounding villages offer well-priced properties within easy reach of Norwich, Swaffham, Fakenham and King's Lynn.

According to Darren Neave, Sowerbys' Dereham branch manager, the area's central location is set to get a further string to its bow with the dualling of the A47 between North Tuddenham and Easton, set to complete in 2027, which will save precious commuting minutes for those heading into Norfolk's capital.

And while Dereham boasts a clutch of gorgeous Georgian properties, beyond the market town's centre, Mattishall tops Darren's list of commuting villages. "Just 20 minutes from Norwich's Longwater retail hub and even closer to Dereham, Mattishall offers a village lifestyle and community, without feeling too isolated," he says. "Closer to Dereham, the tiny hamlet of Dillington also stands out as a prime commuter hotspot that offers a genuine country escape. Minutes from the A47, think quiet lanes, open countryside and handsome period homes with Dereham's amenities on the doorstep. Or for those looking for rural life without going off-grid, further west, Caston, between Watton and Attleborough, has a vibrant community within easy reach of the A47 and A11."

RIGHT PLACE, RIGHT TIME
ALEX DROWN

"September is a particularly good time to come to market," says Alex Drown, branch manager at Sowerbys in King's Lynn. "We tend to see interest pick up after the children go back to school and people return to work," he says. "There's also a sense of urgency among buyers who ideally want to be moved by Christmas, so September is really their last opportunity to get the process under way."

For those looking beyond King's Lynn, Alex recommends North Wootton, a perennial favourite with commuters seeking a village setting with easy access to the town. The Norfolk coast is only 20 minutes' drive away, offering a lifestyle many buyers dream of. Slightly further afield on the edge of the Fens, Denver – just a mile from Downham Market – offers an excellent commuter base with a quieter pace and good amenities. Beyond the village, the Great Ouse is fantastic for riverside walks, cycling, fishing, birdwatching and boating. And for period-property appeal, Boughton is hard to overlook. Nestled between Swaffham and Downham Market, the village has a pretty green and pond, surrounded by character homes. "Many of these villages are unspoilt idylls of rural life," adds Alex. "People talk about 'working to live, not living to work', and in Norfolk it's perfectly possible to achieve the dream."

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Beck to the future

It's one of the most ambitious nature recovery projects in England and now the team behind Wendling Beck, near Dereham, are building on their success with an on-site sustainable restaurant-bakery-farm shop designed to enhance our kinship with wildlife

It could be argued that Wendling Beck, a huge 2,000-acre nature recovery project near Dereham, began with a berry roughly the size of a small marble. Like many in agriculture, co-founder Rosie Begg – a second generation blackcurrant farmer, whose family farm in Hoe has been supplying Ribena since 1995 – was facing a dilemma. "With the changing climate and Brexit, my husband Alex and I realised we didn't have a sustainable business and we were trying to work out how we could use water better and get air into our soils for more resilient blackcurrant plants," Rosie explains. "I started looking at the farm holistically, at places that weren't performing, such as meadows, and that's when I started talking to our farming neighbours about working collaboratively and therefore more effectively."

In 2020, the Wendling Beck Project was established with Rosie and Alex joining forces with three other neighbouring family farms who had similar goals – to reverse biodiversity loss locally, inspire broader climate action and build a sustainable landscape legacy. They hoped to achieve this by letting nature thrive across their now-shared land, working at scale to restore habitats and bring back wildlife. They also wanted to maintain food production through regenerative farming and extensive livestock grazing, whilst helping to catalyse local nature recovery in Mid-Norfolk.

It was an ambitious plan – not least because the site is vast, comprising diverse habitats, with Wendling Beck river, a tributary of the River Wensum, running through it. And, as Rosie points out, it wasn't a case of rewilding, but planning targeted interventions to accelerate natural processes to reach quantitative biodiversity outcomes. Months were spent researching the historic land formations, for example, and getting the right seeds in the right soil to bring back what would have originally been growing in an area that had been heavily farmed. But the hard work has paid off, with flora and fauna thriving. The project, which is now run by Alex and neighbour Glenn Anderson, has restored acres of vibrant heathland; carbon-sequestering wetlands; landscaped parkland; woodland corridors; wild flower meadows and nature-rich fens – now home to over 2,500 species. "We've also left the orchard, which I hope speaks for our authenticity – if we just followed the money it would turn into grass, but it has so much to give in terms of biodiversity."

The only commercial crop production that's remained is the regenerative blackcurrants; the four landowning families supplement traditional farm income by selling Biodiversity Net Gain credits. Essentially, they have created the UK's largest privately financed habitat bank by transforming land into thriving ecosystems, aligning economic resilience with ecological restoration. It's a win-win: developers gain high-integrity credits while the land is permanently protected. "We're trying to farm and make a business, but with nature having a seat at the table," explains Rosie. "The landscape looks completely different and feels totally alive versus how it did before."

"If you can get people to start to feel like they're part of the landscape and part of nature, they're 300 per cent more likely to look after it"

A priority for the Wendling Beck team has been raising awareness of the significance of nature recovery, striving to inspire others to become active in protecting the environment. "If you can get people to start to feel like they're part of the landscape and part of nature, they're 300 per cent more likely to look after it," says Rosie. "It's an amazing statistic." Public footpaths criss-cross the area and there are Wildscapes cabins to stay in, as well as volunteer days, local school visits, in addition to peer-to-peer learning groups engaging with the project.

Alex and Rosie have also carved out a space on the site called Nature's Corner, where you'll find Wendling Beck Market Garden (wendlingbeckmarketgarden.com), which grows and sells chemical-free vegetables, herbs, salad and plants, and Nature's Nook Day Nursery (mail@naturesnookdaynursery.co.uk) for children.

They've now added to the offering with Wild Things Kitchen, Bakery and Farm Shop (wildthingsfood.uk), which opens in November. The building has been designed by Norfolk-based architect Juliet Moore with sustainability at its very core – the carbon zero bricks are made of demolition waste; the floor is marmoleum, which consists of 98 per cent natural raw materials; and the insulation is hemp rather than petroleum-based celotex.

The multi-faceted space is a joint venture with Richard Snapes, who founded The Snapery Bakery in

"Ultimately, it is about connection: between the kitchen and the land, growers and diners, and everyday food and the wider systems behind it"

Bermondsey, and his partner Lola Demille, pictured right – and will be run as a community interest company (CIC), with profits reinvested back into connecting people with nature directly through activities at the site and via a Wendling Beck Charitable Foundation currently being established.

"I had established Darsham Nurseries Café in 2015, which was pioneering in its plot-to-plate approach," says Lola. "Since then, Richard and I had been looking for a way to build on that idea and create somewhere the bakery and kitchen could have a direct relationship with the land, growers and seasons."

Rather than writing a fixed menu and searching for ingredients to fit it, Richard and Lola will be using what's grown in the market garden, what is abundant locally and what needs using at the café. "We are interested in overlooked British crops, wild foods, lesser-used cuts and gluts of fruit or vegetables that might otherwise be wasted. We want people to leave feeling well-fed, but also more connected to the place where they have eaten," says Lola.

Visitors can expect to find naturally leavened bread, pastries and buns from the bakery, alongside simple seasonal dishes from the kitchen. There will be breakfast, coffee and bakes, lunches built around vegetables, grains and pulses, substantial dishes cooked over fire, as well as pizza made with long-fermented dough, alongside special dinners and workshops.

They plan to host weddings at the site, too. Plus, once you've finished feasting in the restaurant, there are newly developed family-friendly nature trails to explore across the site.

"We need these wild spaces to allow nature to have a place and also to allow people to understand about how the land used to be. We've been so lucky to have like-minded neighbours – it has been such a joy to see Wendling Beck flourish as a place where humans and nature can exist side by side," says Rosie.

"Alex and I always had this dream of creating somewhere you could sit and see the link between land and food, and understand the seasons. Wild Things Kitchen, Bakery and Farm Shop is the final piece of the puzzle." •

wendlingbeck.org

Go wild in the COUNTRY

Visit Norfolk's other big land regeneration and rewilding projects which are helping to protect natural habitats...

WESTACRE ESTATE

The Birkbeck family has ring-fenced c. 1,970 acres of their estate – in cooperation with neighbouring farmers and landowners – to create zones of "uncontrolled nature". Work includes reintroducing missing plant species, reinstating 250 ponds and rewilding stretches of the River Nar.
westacre.info

WILD KEN HILL

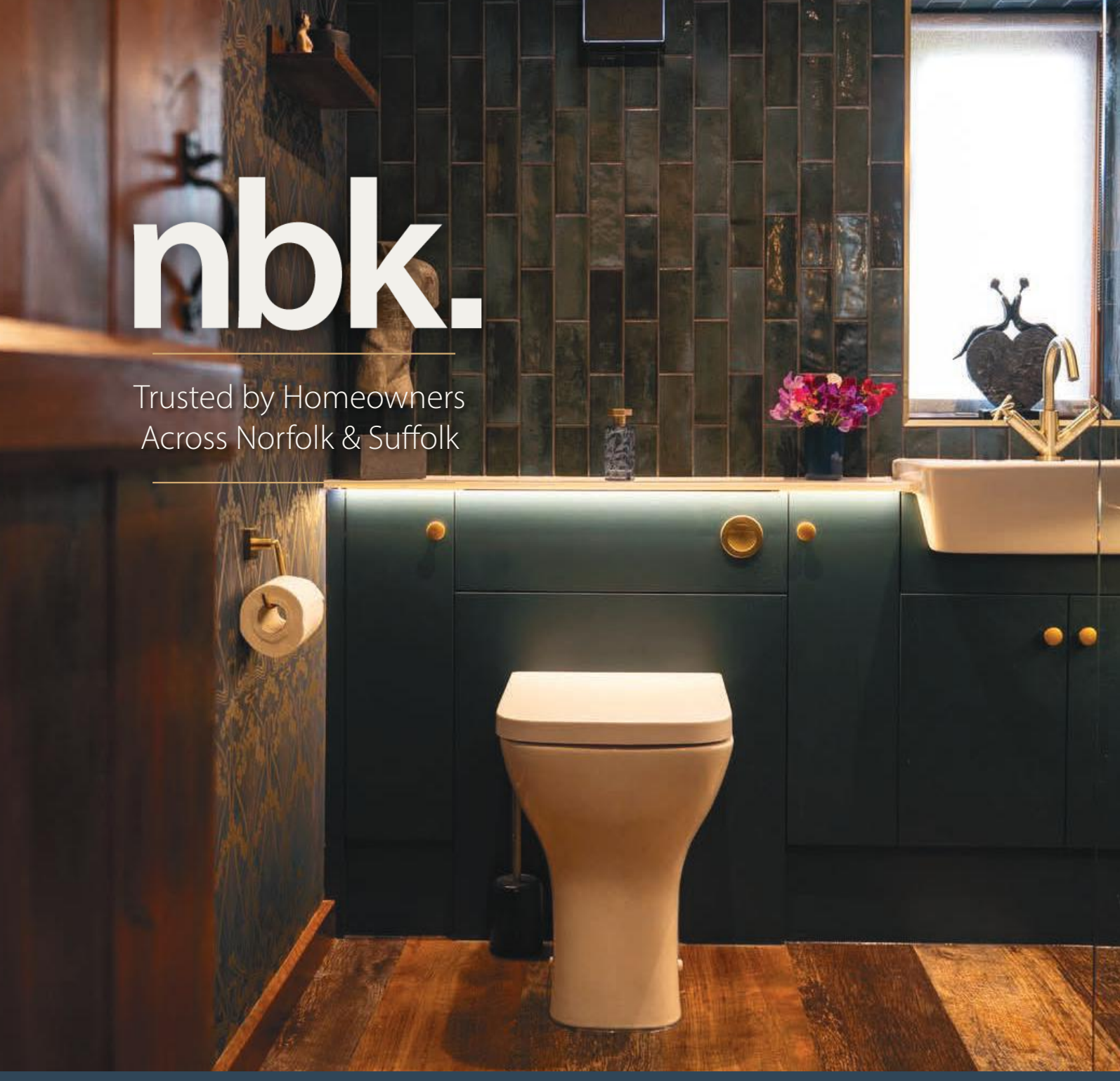
Dominic Buscall left his career in consultancy to lead a 4,000-acre rewilding, conservation and regenerative agriculture project on his family farm near Snettisham. From coastal scrub to freshwater marshes, heathland to wood pasture, more than 2,500 species have since been recorded, including beavers.
wildkenhill.co.uk

FRITTON LAKE

Acres of farmland around Fritton Lake – a family-friendly members' club with a focus on the outdoors – have been rewilded by owners Hugh and Lara Somerleyton and are now a carefully-managed haven for deer, cattle, water buffalo, sheep, ponies, pigs and rich bird and plant life.
frittonlake.co.uk

WATATUNGA

In 2017, Ed and Anna Pope began transforming 170 acres of woodland, grassland, wetland and lakes near King's Lynn into a wildlife reserve with safari tours, creating a home for deer, antelope, water buffalo and rare birds.
watatunga.co.uk



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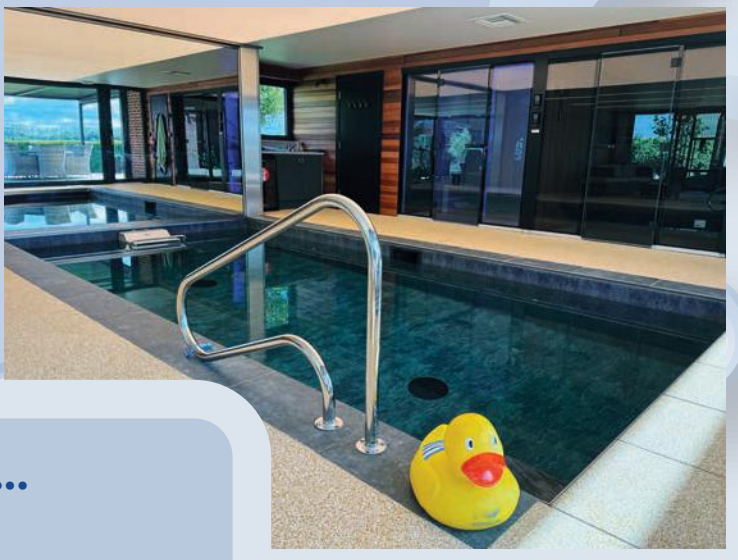

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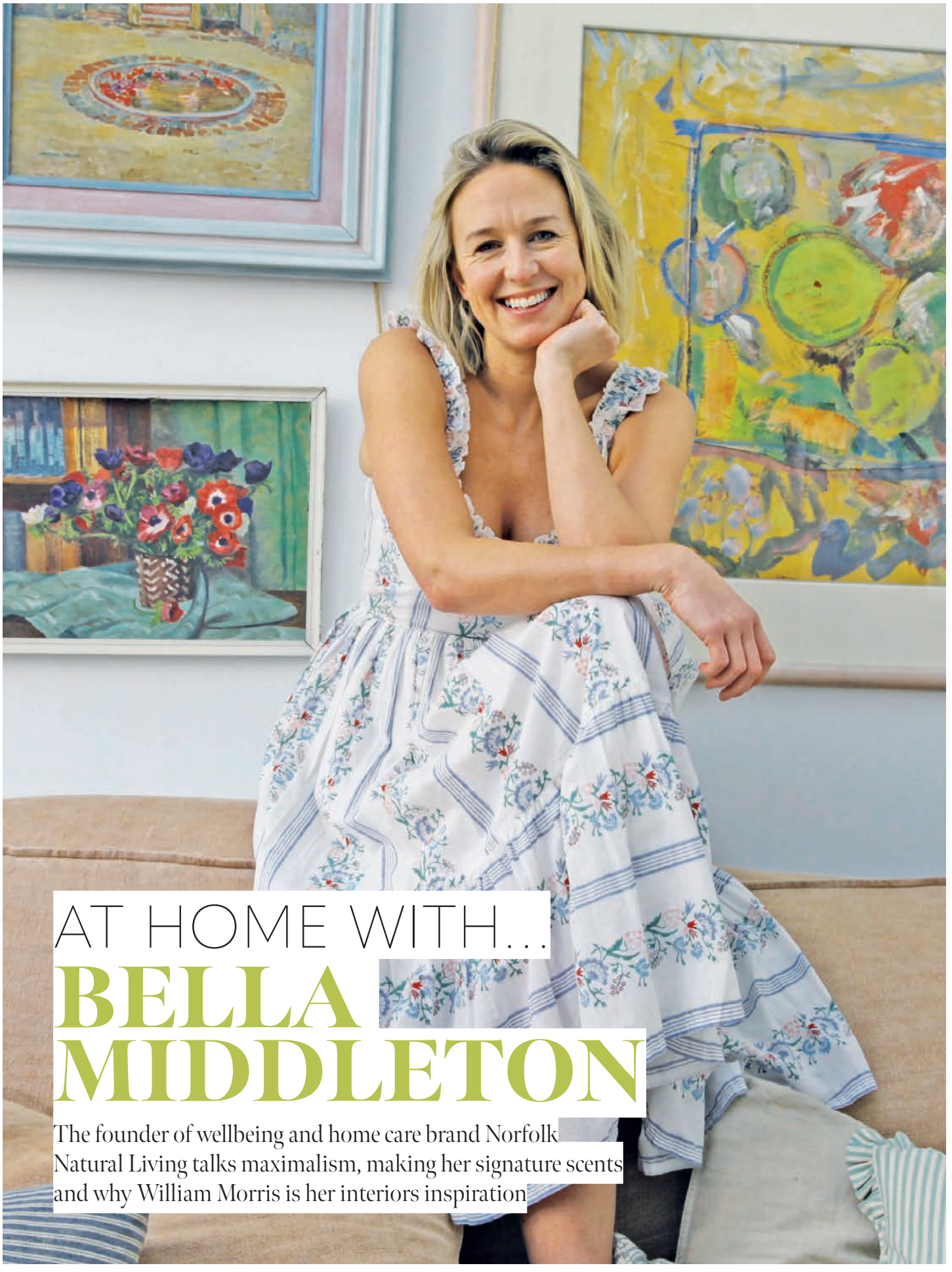

AT HOME WITH...
BELLA MIDDLETON

The founder of wellbeing and home care brand Norfolk Natural Living talks maximalism, making her signature scents and why William Morris is her interiors inspiration

When we moved from London to the Norfolk village where we live now, it felt like coming home. I like the pace of life – the quiet energy is wonderful, especially with children. It feels nurturing. I am very lucky to be able to bring them up here.

My whole vibe at home is old English country style. I want the space to feel lived in, where nothing is too precious and I'm not going to fluff the sofa cushions as people stand up. I love the ramshackleness when the house is full of children, dogs and friends.

I'm more maximalist than minimalist, so prints on prints, artworks, ceramics... I like well-crafted things, old or new. I adhere to William Morris and the whole Arts and Crafts ethos that something should be both beautiful and functional.

I've bought a few pieces from Pinkfoot Gallery in Cley-next-the-Sea, including landscapes by Norfolk artist Rachel Lockwood. Equally, I'll hang pen-and-ink drawings on the wall, maybe a plate from an antiques shop or a picture by one of the kids. Anything that has meaning; I like things to have a story.

The kitchen has a big pitched roof so I've strung ropes up and hang dried flowers from them. I suspend chairs from the ceiling, too. We've got pulleys to winch things up, which sounds mad, but it adds a bit of fun.

Domestic bliss is Sunday morning with a cup of tea, when there's a cake in the oven, a pile of newspapers to read and I know I'll be having a roast later. It's family time and everyone's content.

Scent is the first thing I notice in a space. It resonates with my whole being. I use fragrance at home in three different ways. My diffusers are my baseline and I switch them up because I like the energy in each room to be different. In the evening, I light multiple candles, though I don't particularly like scented candles at dinner – I prefer the smell of the food. Finally, if I want a boost, I'll spritz a room mist.

Scents I love in Norfolk: the pine trees, the wild gorse, the salt in the wind, the fennel on the roadside. Our Coastal Walks fragrance is the embodiment of this quiet wilderness. It came about when we went for a family walk on Holkham Beach and got caught in torrential rain. We ran back to the car laughing and as we sat there soaking wet, I thought 'I've got to capture this'.

Toxin-free products are intrinsic to me. What we use in our home is as important as what we put in or on our bodies. Our Scented Vinegar Spray is great on windows or for removing stains; and our alternative to bleach is fantastic for cleaning floors, loos or grouting – you just mix it with water.

We've got a new HQ in King's Lynn, where we make everything. When I'm not there or in one of the shops, I'll work from home in a space I feel is a bit extravagant to call a 'study'. It's a room with armchairs and no TV.

Though the kitchen is the hub of our home, in winter we're in our sitting room with its open fire. I have a chaise longue with a huge, deep cushion, which sits in the window overlooking the garden – it's perfect to relax.

I'm slightly eccentric with fresh flowers at home. I follow various florists on Instagram and watched one talk about using strawberry leaves in arrangements, so then I had to put them on every mantlepiece.

I like each Norfolk Natural Living shop to be slightly different. I'll buy antiques in Holt Antiques and a lovely shop called Spotted Tiger, and use William Morris wallpapers. It's a moveable feast, things chop and change as you find out what people like and how they move in the store. We've recently expanded in Wells and opened a new perfumery on Bridewell Alley in Norwich.

Our Advent Candle has sold out three years in a row. It's a traditional scent with orange, nutmeg and cinnamon – if you were to embody the Christmas of a Richard Curtis film, it's that. In our perfumeries, we'll be offering free hand and arm massages in the run-up to Christmas as a moment of peace and quiet if you're a bit stressed out.•

norfolknaturalliving.com

Clockwise from left: Honeysuckle by Morris & Co.; Coastal Walks diffuser and spray by Norfolk Natural Living; Cloud Study by Norfolk artist Rachel Lockwood; Sage The Custom Loaf Bread Maker, John Lewis

HOME comforts

TEA OR COFFEE?
I drink Lady Grey or Lapsang Souchong, made in a teapot.

BATH OR SHOWER?
Shower in the morning, bath at night. If it's a Saturday and pouring with rain, there's nothing so decadent as a bath in the middle of the day.

PAINT OR WALLPAPER?
I'm mad about wallpaper. Our house is full of it. I love Cole & Son, Colefax and Fowler, and the Honeysuckle design by May Morris, William Morris's daughter.

FAVOURITE HOMEMADE MEAL?
Heavenly smoked haddock chowder.

BEST APPLIANCE?
A Sage bread maker. I bake overnight, so we wake to the smell of fresh bread.

MOST TREASURED POSSESSION?
My family and photographs.

Dillington Hall

Dillington

Set in two acres of private grounds, abutting Wendling Beck's 2,000-acre rewilding project, this vast Grade II listed Georgian home dates to 1780 and is as impressive as its historic pedigree. Offered with no onward chain, the property comprises more than 7,000 sq. ft. of versatile accommodation including five receptions, eight bedrooms and five bathrooms.

From the gravel drive, portico entrance and sash windows, the house has an abundance of Georgian features, matched inside by high ceilings, decorative fireplaces and a wealth of architectural detail. Immaculately presented throughout, the hall benefits from a range of outbuildings including a traditional stable block, a walled garden, heated outdoor swimming pool and tennis court.

A rare combination of historic elegance, generous accommodation, exceptional leisure amenities and beautifully maintained grounds, Dillington Hall offers an outstanding lifestyle opportunity in one of Norfolk's most desirable rural locations.

Guide price £1,750,000
Dereham, 01362 693591

The Beeches

North Elmham

A remarkable, architect-designed home set within three acres of established gardens and private woodland. From the approach, via a sweeping driveway, the property commands instant interest with its striking contemporary façade.

Expansive glazing and careful integration of natural light create a calm environment that feels private and immersed in nature, and the open-plan spaces are complemented by more intimate rooms. A refined palette, exceptional finishes and appliances are hallmarks of the quality of this impressive home. Outside, the grounds are exceptional with sweeping lawns, mature trees, woodland walks and secluded seating areas.

Alongside the main residence, a substantial self-contained, two-bedroom annexe provides highly versatile accommodation for multi-generational living, independent teenagers, guest accommodation or for use as a dedicated workspace.

Within easy reach of Dereham – just ten minutes' drive – Fakenham and Norwich, this stunning home is unique and offers a fantastic opportunity for the next owner to shape to their needs.

Guide price £875,000
Dereham, 01362 693561

White House

East Harling

Building on the fine Victorian architecture and proportions of this grand house, the current owners have undertaken a sympathetic renovation blending a classic contemporary style with opulent finishes to create a superb family home. From the tiled entrance hall to the spacious dual aspect drawing room, the living space is inviting and relaxing.

At the heart of the home, the kitchen/breakfast room forms a natural hub with a central island that is the perfect spot to sit and chat. A separate utility, laundry room, back hall, cloakroom and home office make for easy living.

On the first floor, three of four generous bedrooms are en-suite and an elegant boutique-hotel style runs throughout. A further staircase leads to the second floor where another en-suite bedroom and store provide a flexible space.

Should further accommodation be required, the Old Surgery – currently used as a gym and therapy room with cloakroom and bathroom – has planning permission for conversion into a two/three bedroom annexe. A staircase reveals an open-plan attic above the double carport and garage.

Guide price £1,500,000
Norwich, 01603 761441

Parterre

Hindringham

A period brick and flint, three-bedroom cottage with – as the name suggests – delightful parterre gardens to the front. One of a pair of houses, the south-facing garden is traditionally laid out, comprising symmetrical ornamental patterns, formed and edged by evergreen clipped hedges, which creates a striking setting.

Inside, the accommodation is both welcoming and practical. A superb full-width sitting and dining room, equipped with a wood-burning stove, offers an excellent space for everyday living and entertaining. A ground-floor shower room adds flexibility, while the first floor comprises three bedrooms served by a family bathroom.

Outside, the cottage benefits from off-street parking and a useful, large shed – an ideal space for a workshop or additional storage.

Within easy reach of the North Norfolk coast, miles of unspoilt countryside and a host of charming villages and market towns, Parterre presents a wonderful opportunity to acquire a character home with outstanding gardens in an appealing rural setting.

Guide price £425,000
Burnham Market, 01328 730340

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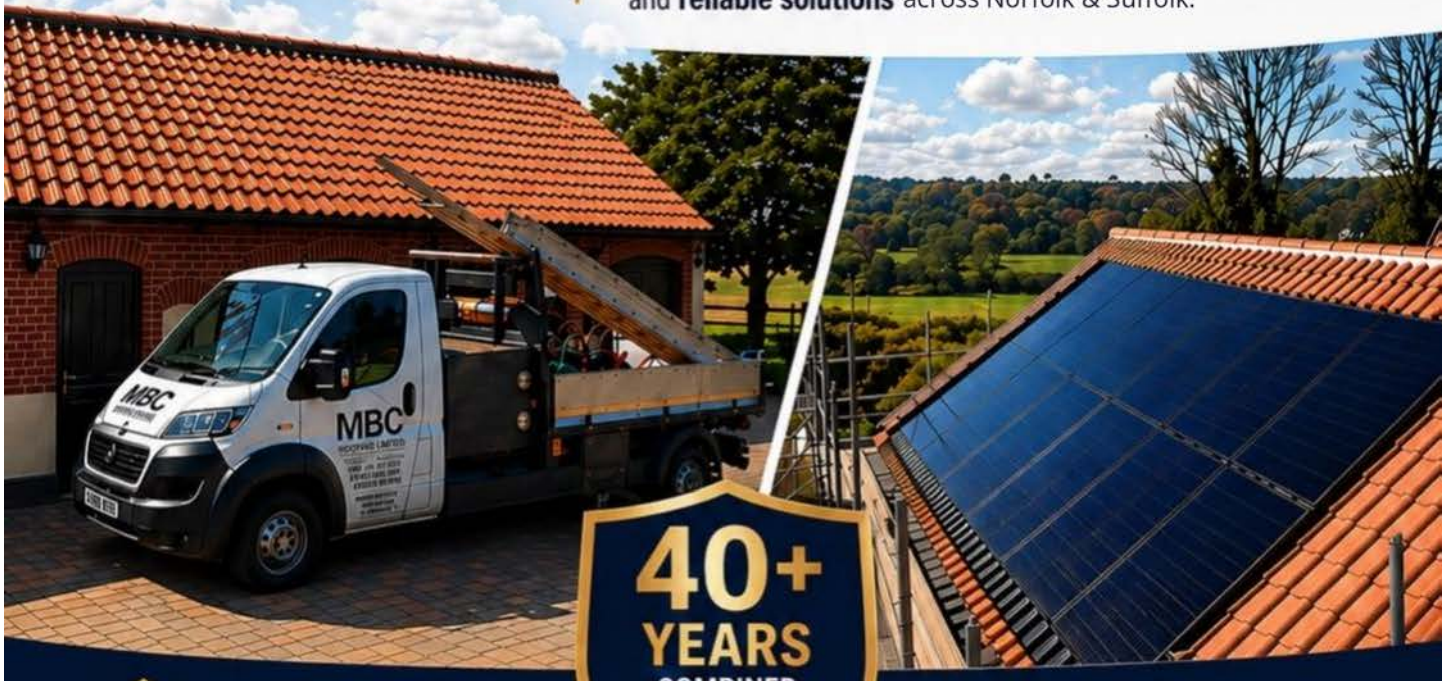

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Vicarage House

Wereham

There are homes that impress because of their history, and others because of the way they have evolved to meet the needs of modern family life. This Grade II Listed property achieves both. Believed to have originated as two cottages in the mid-18th century, it has been sensitively united and beautifully restored to create a place where centuries-old character has been balanced with contemporary comfort.

Set on a generous plot of around one third of an acre at the top of the village, the flow of the property reflects the relaxed and enviably appealing living space that the owners have created. At the heart of the home, a Shaker-style kitchen with quartz worktops and a central island is paired with a separate utility, boot room and cloakroom.

Arranged over first and second floors, a generous principal and four further bedrooms provide ample accommodation – one of the upper floor rooms is currently used as a sitting room and offers a highly flexible space. Outside, mature gardens provide a private sanctuary, with off-road parking, a workshop, store and cellar completing this fabulous property.

Guide price £700,000-£750,000
King's Lynn, 01553 766741

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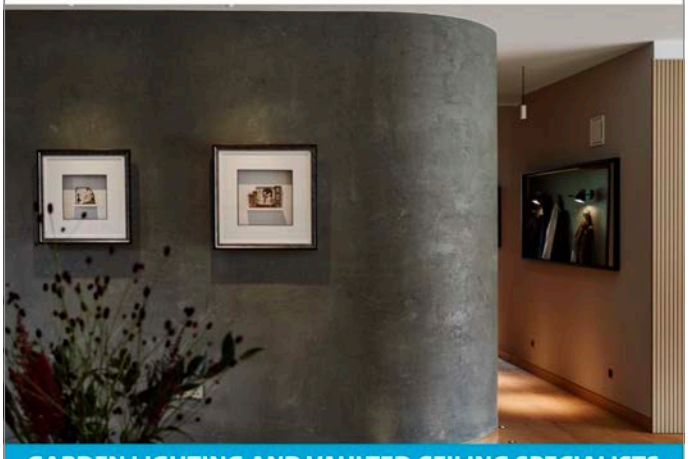

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9 Norfolk Heights

Docking

Occupying a highly desirable ground-floor position, this stylish two-bedroom apartment feels wonderfully expansive.

Built in 1836 as the village workhouse and later used as an officers' mess for Sedgeford Airfield during World War I, the building has more recently been thoughtfully converted into a small development of private homes with communal grounds.

At the heart of the apartment, an open-plan living space with large windows frames stunning views across the gardens and open countryside beyond. A well-equipped contemporary kitchen flows into the property's dining and sitting areas, providing a relaxed and light-filled space that is perfect for everyday living, working from home and entertaining guests.

Two double bedrooms sit to the rear of the property, the guest room or second sitting room with French doors which lead to the garden, offering a quiet haven. With private parking and a communal drying green, the apartment provides a fantastic rural retreat, yet is just a few minutes' drive from the coast at Heacham and Hunstanton.

£220,000
Hunstanton, 01485 533666

The Old Barn Farmhouse

Kettlestone

For those seeking the quintessential country house, The Old Barn Farmhouse is an exceptional find. A restored Grade II listed 17th-century property, the exquisite combination of period charm and classic contemporary style is outstanding in every aspect of this expansive property.

Beyond the traditional red brick and flint façade, the interior boasts exposed beams, oak flooring and two impressive inglenook fireplaces. An open-plan kitchen, dining and family space has been thoughtfully designed to accommodate modern living and leads seamlessly to a south-facing garden. A separate reception, conservatory, utility and cloakroom provide highly practical additions.

Upstairs, the property has four superb bedrooms, the principal en-suite, and a luxurious top-floor guest bedroom with an en-suite and galleried landing provides a flexible, private space. An adjoining character barn with planning permission granted offers the opportunity to connect the building to the house, while a separate one-bedroom annexe offers further guest or multi-generational living space.

Guide price £1,250,000
Holt, 01263 710777

Wynholme

Holme-next-the-Sea

Quietly nestled between Old Hunstanton and Thornham, Holme-next-the-Sea is one of the Norfolk coast's hidden gems with white sand dunes, a nature reserve and now a thriving micro-bakery and village pub. This spacious and beautifully presented holiday house has the potential to offer an investment opportunity or idyllic family home.

At the heart of the property is a superb open-plan kitchen/dining room with views overlooking the enclosed garden, and an adjoining snug provides a quiet retreat. A generous ground-floor en-suite double bedroom is a practical addition and offers the potential for multi-generational living.

On the first floor, three further spacious double bedrooms – the principal en-suite with a Juliet balcony overlooking the village – and a family bathroom complete the accommodation.

Outside, the property benefits from ample off-road parking and a garage, providing useful storage for kayaks, paddleboards and outdoor equipment to enjoy the easy access to the coastline that this prime location offers.

Guide price £780,000
Hunstanton, 01485 533666

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Manor Barn

Saxlingham Nethergate

Set in established grounds of 0.75 acres (STMS), this Grade II listed barn conversion has an abundance of character and charm. Thoughtfully reimagined as a substantial and comfortable family home, the barn balances impressive entertaining spaces with relaxed accommodation on the lower ground floor.

At the heart of the property is an elegant dining room, while double doors lead to a split-level sitting room and family room. Here exposed beams and a vast inglenook fireplace with a wood-burning stove create a warm and inviting space. The kitchen/breakfast room, complete with Aga, is a natural focal point and a separate utility, laundry room and cloakroom are practical additions.

A bedroom suite with steps leading to a dressing area and en-suite shower room, and three further bedrooms occupy the lower ground floor. Above, an attic provides storage with the potential to convert, subject to permissions. A double-height unconverted barn also provides an opportunity for development as an extension of the main house.

£950,000
Norwich, 01603 761441

Auden Place

Holt

Ilex Homes has established an outstanding reputation for its bespoke approach to crafting unique, high-quality houses in North Norfolk, and Auden Place delivers a new, exclusive collection of ten exceptional homes, just a short stroll from the high street in the Georgian market town of Holt.

Despite their central location, each property has been designed with space, comfort and character to provide an exclusive and peaceful retreat.

The hallmarks of the development are evident throughout each property.

A traditional brick and flint façade using handmade Norfolk bricks opens to reveal a warm, contemporary interior design. Features include an oak engineered staircase and doors, a Shaker-style kitchen and a chic RAK & Zanetti bathroom.

Built with a commitment to sustainability, the properties have an anticipated B EPC rating and come with an air source heat pump and solar panels. With half of the development already reserved, early viewing of this superb new Holt project is highly recommended.

From £450,000
Holt, 01263 710777

Framingham Gardens

Framingham Earl

Nestled in a quiet, sought-after village, south-east of Norwich, this small development of four Georgian-inspired homes offers a superb base within easy reach of the county capital.

Strand Homes combines expertise in development, project management and construction, and its eye for detail is evident in the well-designed properties at Framingham Gardens.

Drawing on classic period architecture, the detached houses feature traditional cast-stone Porticos and sash windows which create an imposing first impression. Cavendish House and Pembroke House present façades of perfect symmetry, but differ in both orientation and brick colour, so each is as distinct as they are handsome.

To the rear of the development, Wentworth House and Ashbourne House offer a different appeal with an elongated façade encompassing integral double garages. These provide additional first-floor accommodation over the already spacious first two properties. Be first to book a viewing to discover this exciting new neighbourhood.

From £895,000
Norwich, 01603 761441

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Manor Farm Barns

Titchwell

Titchwell, on the edge of the North Norfolk coast, is a truly idyllic setting with unspoilt salt marsh under expansive skies, dotted with wildlife, an RSPB reserve and a hidden beach.

Manor Farm Barns is a small, exclusive development of just six homes at the end of a long, private drive, each set on a generous plot with open countryside to the eastern boundary, creating a strong sense of space and connection to the surrounding landscape.

Created by R2 Developments and Fernie Homes, the barn conversions have been developed with a quality of design and level of craftsmanship that is evident in every aspect of the project. Using traditional brick and flint, subtle contemporary detailing adds a sense of modern elegance. Inside, the homes offer light-filled, open-plan living with well-proportioned, flexible accommodation. Throughout, high-specification materials and finishes have been used to create stylish and enduring interiors. Whether as a coastal retreat or a permanent home, Manor Farm Barns capture the best of Norfolk coastal living – peaceful, private and beautifully designed.

From £850,000
Burnham Market, 01328 730340

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BUYING A PROPERTY

All you need to know

If you have had an offer accepted on your dream home, you may be wondering what to do next...

STAGE 1

Instructing a conveyancer and applying for a mortgage

After your offer has been accepted, you need to instruct a solicitor, legal executive or conveyancer. At Spire Solicitors, we work with Sowerbys as part of a preferred panel of solicitors and can manage the legal process of transferring the property to your name.

The conveyancer acting for a seller will prepare a legal information pack which will include a draft contract, fixtures, fittings and contents form, property information form and the legal title to the property.

If you are buying a property with a mortgage, you will need to make a formal mortgage application. It's important to do this as soon as possible to avoid delays further on. The lender will arrange a valuation to ensure the property is worth what you intend to pay for it.

STAGE 2

Enquiries and searches

When you buy a property, your conveyancer will raise enquiries relating to the property, to ensure you have all the information you need. However, your conveyancer will not advise on the physical condition of the property, so it is important to arrange a survey or any specialist reports such as electrical or damp reports. They will also review the title to the property, to check the property has all the necessary rights and that there aren't any covenants that might affect a buyer.

Your conveyancer will also apply for three different searches:

- Local search: This will look at information held by the local authority about the property.
- Water and drainage search: This confirms whether the foul and surface water drain to a public sewer and whether the property is connected to a mains water supply.
- Environmental search: This establishes whether the property you are buying is built on or near contaminated land or water, or on an old landfill site.

Additional searches may be required, depending on the property.

STAGE 3

Pre-exchange

Once the results for the various searches are received, replies to the enquiries raised, and confirmation of your mortgage offer, they will send you a report on the property and arrange for you to sign the contract. It is extremely important for you to read the report carefully, so you are aware of all the factors which affect the property you are buying.

STAGE 4

Exchange of contracts and completion

Once the contract has been signed by both parties, the conveyancers will 'exchange contracts' and the property transaction becomes legally binding. Completion can sometimes be on the same day as exchange, however if a mortgage is involved, you will usually need a week between exchange and completion. The completion day is the final part of the conveyancing process and the day you get the keys to your new home.

For more information about the conveyancing process, or to request a quote, call Spire Solicitors on 01603 677077.

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Courtfield House

Syderstone

An impressive four-bedroom country home with generous accommodation, the property combines period character with spacious interiors. Located in a peaceful rural setting, the house offers an easy commute to Fakenham and Norwich, or to Burnham Market and the coastal villages.

£2,500 pcm

3 Wagg Court

Docking

This light and spacious two-bedroom house has a contemporary style with an open-plan kitchen diner with sliding doors leading to the courtyard garden. A separate sitting room offers a cosy space for cooler evenings. The principal bedroom has a luxury en-suite, with a second bedroom offering a versatile space.

£1,275 pcm

36 Cley Road

Holt

Available from late September, this beautiful and deceptively spacious four-bedroom chalet bungalow occupies a central location in Holt and offers a wealth of versatile living space. With two ground-floor bedrooms, there are two further double bedrooms on the first floor, providing ample comfortable accommodation.

£1,750 pcm

Dairy Farm

Ranworth

Nestled at the end of a peaceful country lane and with incredible views across a nature reserve, this, detached thatched farmhouse offers an exceptional country setting. With a wealth of outbuildings, the accommodation includes two receptions, a farmhouse-style kitchen, ground-floor shower room and four generous bedrooms on the first floor.

£2,000 pcm

Lettings 01362 693560/01553 761234

30 AMAZING AUTUMN ADVENTURES

From pumpkin patches and blazing woodland walks to festivals celebrating sea shanties and gothic storytelling, this season is turning out to be one of Norfolk's finest...

PICK A PUMPKIN

It's not just pumpkins at Rusty's Great Pumpkin Patch at Worzals, Wisbech, but raptors and cowboys, too; or explore the quirky Pumpkin House at Thursford this October.
worzals.com; pumpkinhouse.co.uk

GOOD SPIRITS

Mojitos! Martinis! Negronis! Norwich Cocktail Week is a citywide celebration of shaking, stirring and sipping. 25 September-4 October.
norwichcocktailweek.co.uk

SEEING STARS

Wild Sky Weekend at Kelling Heath Holiday Park is out of this world, promising two days of star gazing beneath North Norfolk's big skies. 25-27 September.
kellingheath.co.uk

DAWN CHORUS

Norfolk Wildlife Trust spotlights the county's rich bird life, whether that's stepping into the twilight at Wayland Wood or exploring autumn's migratory visitors at Cley Marshes.
norfolkwildlifetrust.org.uk

BE AFRAID...

If jump scares are your thing, the award-winning PrimEvil returns to ROARR! in Lenwade with new nightmares and shocking surprises. 16-31 October.
primevil-scare.com

BRIGHT SIDE

One day, author and broadcaster Caitlin Moran woke up in 'Peak Despair' and so she set about learning to fall in love with the world again. She shares how on 15 September at this unmissable Norwich event.
epic-tv.com

SEAL OF APPROVAL

Book a boat trip from Morston Quay for a cute-meet with the seal pups on Blakeney Point – around 9,000 are born between October and January.
beansboattrips.co.uk; sealtrips.co.uk

FLEX YOUR MUSSELS

The annual Mussel Festival at Marshside, The White Horse in Brancaster is a five-day celebration of the mollusc, with music and feasting. 21-25 October.
whitehorsebrancaster.co.uk

KEEP ON TRACK

North Norfolk Railway's Autumn Steam Gala is a weekend of unlimited travel on steam and heritage diesel trains, plus there's a free trail for children. 24-25 October.
nnrailway.co.uk

DIG THIS

Holkham's Garden and Outdoor Living Fair returns with plants, outdoorsy essentials and gardening goodies galore. 26 September.
holkham.co.uk

GRAPE EXPECTATIONS

Mark the arrival of grape harvesting season at Burn Valley Vineyard at Oktoberfest – music, trad food and, of course, beer and wine. 27 September.
burnvalleyvineyard.co.uk

PAGE TURNER

Hit the books at Mannington Book Bash (25-27 September), King's Lynn Book Festival and North Norfolk Festival of Literature & Landscape (2-4 October); and Norwich Book Festival (24-30 October).
mannington.co.uk; kingslynnbookfestival.com; literatureandlandscape.org; norwichbookfestival.co.uk

A NEW LEAF

Sheringham Park, Blickling Estate, Felbrigg Hall, Thetford Forest... See Mother Nature's artwork first-hand as the leaves turn flame red, bright orange and rich gold.
nationaltrust.org.uk

GO SLOW

Celebrate the region's rich food traditions and local producers at the annual three-day Aylsham Food Festival. 2-4 October.
slowfoodaylsham.org.uk

FUNGHI FORAY

Dersingham Bog covers almost 400 acres and it's a great spot for mushrooming (though

always exercise caution). Late September to November.
woodlandtrust.org.uk

ROUND THE HOUSES
Norfolk Heritage Open Days are a chance to learn about the county's historic buildings, from windmills to fisheries, with free talks and themed walks too. 11-20 September.
heritageopendays.org.uk

GOOD TURN
Take part in the Norfolk Churches Trust 2026 Bike Ride, Walk or Drive and help to raise money to preserve the county's churches. 12 September.
norfolkchurchestrust.org.uk

ON TRACK
Golden sunlight, migratory birdlife, uncrowded beaches… the Norfolk Coast Path – 112 miles of dramatic coastline – is a delight in autumn.
nationaltrail.co.uk

TIME TRAVEL
Get into the swing of things at the Sheringham and Holt 1940s Weekend with live music, vintage vehicles, re-enactments and steam trains. 18-20 September.

BIG BANG THEORY
Blakeney village end-of-season fireworks and bonfire promise to be a night to remember. 31 October.
blakeneyparishcouncil.gov.uk

LET IT GLOW
Uncover all the wonders that await in the darkness on a biofluorescence walk at Pensthorpe nature reserve near Fakenham. 8 October.
pensthorpe.com

MAKE WAVES
Celebrate the traditional maritime work song originally sung by sailors at the annual Brancaster Staithe Sea Shanty Festival. 11-13 September.
brancasterstaithe-shantyfest.co.uk

HAPPY HARVEST
160 varieties of apples and pears are ripe for the picking at Drove Orchards, Thornham; or PYO plums, gages and damsons at Leith House Orchards, near Burnham Market.
discoverdrove.com; leithorchards.com

DARK TIMES
Are you sitting comfortably? Darkest Chapter is a new literary festival dedicated to gothic and horror storytelling at Norwich's National Centre for Writing. 7 November.
nationalcentreforwriting.org.uk

COSY UP
After a brisk walk, a roaring fire and Sunday roast are the order of the day at The Bell in Brisley; The Gunton Arms, Thorpe Market; and The Kings Head in Letheringsett.
thebrisleybell.co.uk; theguntonarms.co.uk; kingsheadnorfolk.co.uk

FOLK TALES
Three stages, 40 live acts and a venue that's pulsating with energy: welcome to Deepdale's Music Festival with a Heart of Folk. 24-27 September.
deepdalecamping.co.uk

OH, DEER!
There is no mistaking the guttural roars and clashing of antlers during rutting season. Watch the drama unfold on the Holkham estate. Late September to November.
holkham.co.uk

HOT STUFF
Outdoor saunas continue to be the hottest wellness trend. Sweat it out at Sea Sauna, Sheringham; Thornham's Hidden Sauna Club; or The Lion's Den in Norwich.
seasaunasheringham.co.uk; hiddensaunaclub.com; thelionsdennorwich.com

PICTURE THIS
Cromer OPEN 2026 returns to Artspace on the Prom, a gallery on the West Promenade, showcasing established and emerging artists, selected from open submissions. 18 October-5 November.
cromer-artspace.uk

FEAST YOUR EYES
Wolterton Estate serves up a series of intimate, immersive dinners, including The Danube Table (18 September); A Woodland Feast (2 October) and A Night of Thrills (30 October).
wolterton.co.uk

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Elevate your dog-walking with these Chelsea Nomade boots. £100, lechameau.com

A Barbour drying robe for when muddy puddles become irresistible. £49.95, johnlewis.com

Make it personal when it comes to doggie dinner time. From £33, emmabridgewater.co.uk

Did someone say dog doughnuts and canine cupcakes? £4.99, bakersandlarners.co.uk

Bathtime is less ruff with this mild grooming shampoo. £25, kiehls.co.uk

A DOG'S LIFE

The chicest canine accessories for puppies and pampered hounds

Add a dose of farmyard fun to your mutt's toy collection. £16, sophieallport.com

The canine accessory du jour? This dog bag dispenser. £45, fairfaxandfavor.com

The Woofins bed comes in multiple colourways for four-legged friends. From £155, loaf.com

A tweed wool dog blanket that looks as good as it feels. £126, daylesford.com

SAVE OR SPLURGE? THE DOG COLLAR

SAVE

WOOFERS & BARKERS
The Holt-based dog shop caters to every canine need, including its signature collection of collars and leads, designed in-house and handmade in Italy.
£29.95, woofersandbarkers.co.uk

HOLLAND COOPER
A go-to for all things quintessentially countryside, Holland Cooper's Heraldic HC dog collars are crafted from genuine leather with signature HC studs.
£79, hollandcooper.com

SPLURGE

WOOF!

From pet parlours to the latest pooch news, these are the doggie destinations and services you need on your radar.

ERIC & DOLLY'S
Named after the owner's dogs, this cute store in Burnham Market has everything you need to pamper your four-legged friend, from accessories and toys to edible treats.
eric-dollys.co.uk

THE NORFOLK DOG HOTEL
Going away and want to leave your canine in good hands? Dogs have free run of the house and secure garden, plus beach and country walks.
thenorfolkdoghotel.co.uk

THE BARKING BUGLE
Norfolk's only news site written by dogs, for dogs; all the county's latest canine news from dog shows to pet-friendly pubs and beaches.
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THE ART OF AUTUMN LIVING

Home Stagers' Collette Hanlon shares her interiors inspiration for nesting season

A few weeks ago, I visited the fabulous WOW!house exhibition at London's Chelsea Design Centre. Now in its fifth year, this extraordinary showcase has become one of the UK's most influential interior design events, setting the agenda for the months ahead. It is regarded as the gold standard of British interior design and is widely referenced by designers, editors and retailers looking for inspiration for the coming season.

The concept is wonderfully simple. Twenty-two internationally renowned interior designers and architects are each paired with a leading global brand to create a series of beautifully curated rooms. From exquisite decorative finishes and luxurious fabrics to innovative lighting, furniture and ground-breaking technology, every space demonstrates exceptional craftsmanship while offering a glimpse into the future of interior design.

For designers, WOW!house is the ultimate design barometer. It provides an opportunity to see emerging trends before they reach the mainstream. Much like the world of haute couture influences high street fashion, these beautifully considered interiors eventually inspire the collections we begin to see in our favourite home stores. Magazine editors, buyers and manufacturers all interpret these ideas, making them more accessible for everyday homes.

This year, one thing became immediately clear: colour is returning with confidence. Rich, earthy tones dominated many of the schemes, with sumptuous aubergines, deep berries and chocolate browns paired with soft mushroom, oatmeal and warm stone neutrals. Elegant greens also featured prominently, none more memorable than a stunning kitchen by Samantha Bartlett and Richard Moore of Martin Moore Kitchens. Their sophisticated palette of Verdi and Matcha greens, complemented by tactile burnished brass fittings, created a calm, luxurious vibe.

The encouraging news is that embracing these trends doesn't require a complete redecoration. Often, it's the smaller changes that have the greatest impact. Introduce darker tones with pattern rather than expanses of paint.

The mood board above demonstrates how timeless William Morris designs combine many of this season's key colours, adding depth, warmth and personality without feeling overwhelming. A statement cushion, upholstered chair or feature lampshade can be all that's needed to refresh an existing scheme.

Texture is equally important. Layer woven fabrics, tactile ceramics, natural timbers, boucle, wool and sisal to create an inviting space that feels comfortable and lived in. These natural materials soften a room and bring a sense of warmth as the evenings draw in.

Finally, never underestimate the power of lighting. Autumn interiors are all about atmosphere. Replace cool white bulbs with warm white lighting, introduce table lamps and wall lights at varying heights, and use candles to create pockets of gentle illumination. Layered lighting transforms a room, making it feel intimate, relaxing and effortlessly welcoming.

As we move into autumn, our homes naturally become places of comfort and retreat. By introducing just a few carefully chosen colours, textures and layers, you can embrace the season's biggest trends while creating an interior that feels timeless, personal and beautifully cosy.•

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24 HOURS IN DOWNHAM MARKET

Tucked between the peaty Fens and West Norfolk's leafy countryside, Downham Market is quietly gaining a reputation as one of the county's most happening places. Spend a day...

SWEET AWAKENINGS

Affectionately known as the 'Gingerbread Town', thanks to its distinctive carrstone buildings, historic Downham Market combines independent shopping, an exciting food scene and easy access to some of Norfolk's most beautiful landscapes.

Begin your day at The Pantry **(@thepantrynorfolk)**, where the coffee, homemade bakes and hearty breakfasts are a favourite with Norfolk's foodies. Or head to the ever-popular Mabel The Bakery **(mabelthebakery.com)**, where artisan sourdough, seasonal pastries and locally sourced ingredients have also earned a loyal following. The relaxed atmosphere perfectly captures the town's growing reputation as a must-visit Norfolk destination for food lovers.

Downham Market's compact centre is perfect for relaxed browsing. Behind its traditional frontage, Reeds Homestore **(reedshomestore.co.uk)** is the place for high-quality homewares, or discover carefully curated vintage pieces and decorative treasures at Room 8 Interiors **(room8interiors.co.uk)**.

If you're visiting on a Friday or Saturday, don't miss the traditional market which was granted a charter by Edward the Confessor in 1046. In the warmer months, Mabel's hugely successful 'Makers Market' fills the town square with local artists, food producers and independent makers.

THE BIG CHEESE

No visit would be complete without a stop at The Norfolk Cheese Co & Delicatessen **(thenorfolkcheesecompany.co.uk)**. One of Downham Market's standout foodie destinations, you'll discover exceptional local cheeses, charcuterie boards, wines and delicious lunches celebrating the very best of Norfolk produce.

Or head to Allium **(alliumnorfolk.co.uk)**, a pretty bistro which offers modern British cooking with an emphasis on seasonal and local ingredients – lunch is served from 12-3pm.

With a full belly, stretch your legs by following part of the Gingerbread Trail, which takes in the town's historic architecture, elegant 1887 Town Hall and fascinating heritage. The easy 2km route starts at the Discover Downham Heritage Centre, located in the old fire station on Priory Road, and offers an insightful glimpse into centuries of local history.

Time permitting, there is plenty to explore further afield – reconnect with nature at Welney's **(wwt.org.uk/wetland-centres/welney)** spectacular wetlands, pet the animals at Church Farm **(churchfarmstowbardolph.co.uk)** or take a safari buggy drive at Watatunga Wildlife Reserve **(watatunga.co.uk)**, all within easy reach of the town.

Finish the day with one last stroll through the town's handsome market square. It's easy to see why Downham Market has become one of Norfolk's best-kept secrets. Blending heritage with an entrepreneurial foodie scene, it offers the perfect mix of traditional market-town charm with contemporary independent businesses. Whether you're searching for artisan bread, outstanding local produce, interiors for your home or simply a slower pace of life, Downham Market has it all. Sometimes the best days out are found in the place you least expect it.

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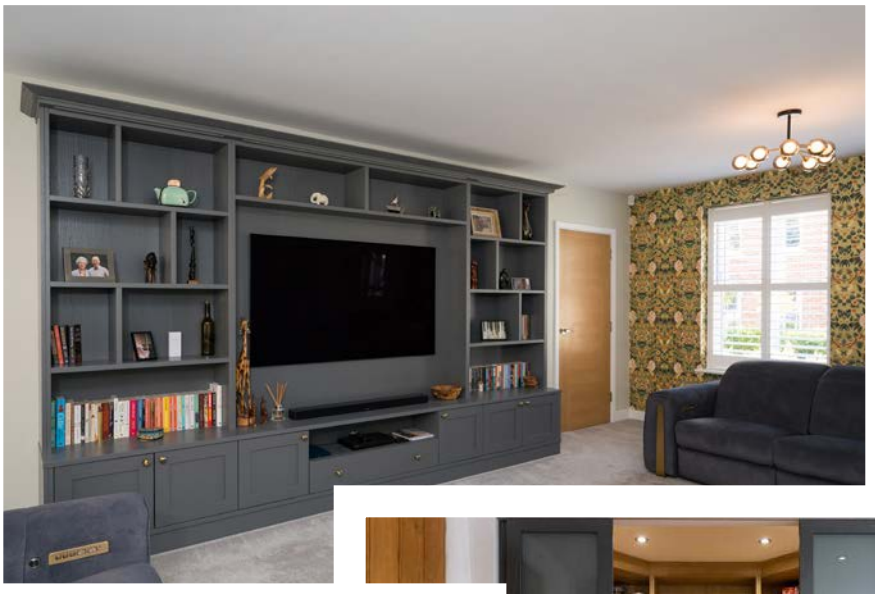
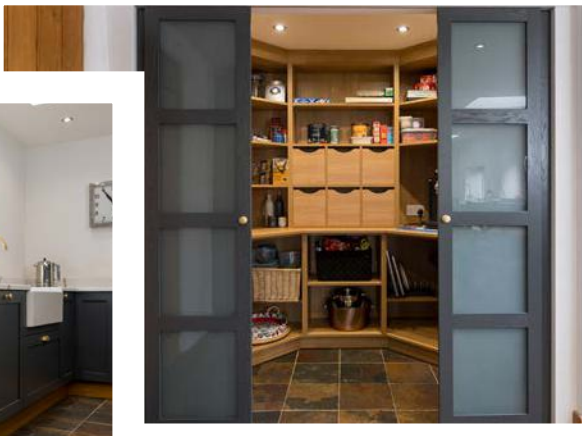




WHAT DESIGN PRINCIPLES DO YOU ENCOURAGE CLIENTS TO EMBRACE?

We always say design your home for how you live, not for show. Trends pass, so choose what you want and enjoy it. When designing a kitchen, it's important to maximise every inch of space, so we plan a meticulous design that is unique to each customer.

HOMEOWNERS COME WITH PINTEREST BOARDS FULL OF INSPIRATION. HOW DO YOU TRANSLATE THESE INTO A DESIGN THAT WORKS?

Typically, customers visit our Norwich showroom and, after an initial discussion, we'll book a home appointment. There we can see and discuss how they use their living space and establish what works for them, so we design a kitchen that matches their needs. Back at the design studio, we create a hand-drawn plan, accompanied by CAD renders. We'll then invite the client in to discuss the plans and schedule the project.

BESPOKE DESIGN IS AT THE HEART OF WHAT YOU DO. HOW DOES IT COMPARE WITH STANDARD CABINETRY?

Our projects are made-to-measure, so every bit of cabinetry utilises the space it occupies, while mass-produced cabinetry will be a standard size that may need to be adapted to fit, often creating dead space. Bespoke design allows a customer to select everything, from the materials used, to preferred appliance brands, work surfaces and colour, so the end result is truly unique.

WHAT HOME IMPROVEMENTS ARE TRENDING?

Smart use of space is the foundation of any good home improvement. In the kitchen, drawers are replacing cupboards – they use space more efficiently and put everything within easy reach. Storage is the priority in every room, and homeowners want bespoke solutions built around how they actually live: a compact understairs cupboard, a boot room, a bookcase that becomes a full library with a rolling ladder, a sleek media wall. The common thread isn't storage for its own sake, it's a home that works harder for the people in it.

WHAT FEATURES DO PEOPLE RARELY ASK FOR, BUT ALWAYS TELL YOU THEY LOVE ONCE THE PROJECT IS COMPLETE?

Our company's strapline is, 'Love where you...', and it's as important to us as it is to our customers that they enjoy the final installation. Two small kitchen details which people often comment have been game-changers are fitting a downdraft hob, which pulls steam, grease and cooking smells down into the cooktop, removing the need for a bulky overhead extractor, also clever pullouts and drawers – clients often say they quickly realise that you can never have enough drawers! •

L-R: Directors Matthew and Richard Brown

"Our projects are made-to-measure, so every bit of cabinetry utilises the space it occupies, while mass-produced cabinetry will be a standard size that may need to be adapted to fit, often creating dead space"

angliakb.co.uk

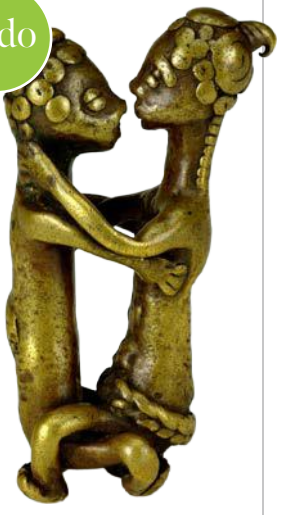
Buy Norfolk

Whether you want to indulge in the season's most joyful finds or embark on an adventure, Norfolk has plenty to offer this autumn

LOVE ALL

to do

Sainsbury Centre launches its new season on 13 November, addressing the question, *How Do We Find Love?* Expect a series of exhibitions exploring the dynamics of relationships, how the kiss has shaped human ideas of belonging and betrayal, and the aftermath of love, with works by Francis Bacon, Tracey Emin, Martin Parr and Wolfgang Tillmans.
sainsburycentre.ac.uk



RETAIL THERAPY

The recently opened Longshop is a thoughtfully curated lifestyle store set in a restored, light-flooded building in Melton Constable, where antiques sit alongside homewares and clothes. Afterwards, order coffee and a slice of homemade cake while you admire your new purchases.
@longshop_melton_constable

PARTY LINE

Family-run independent department store Jarrolds celebrates its 200-year connection to Norfolk with its first own-brand bath and body range. The Signature Collection, which includes a hand wash and body wash plus lotions, with a candle, diffuser and soaps to come, has been conceived and created entirely in the county as a celebration of place and provenance.
From £25, jarrolds.co.uk

NATURE'S WAY

to do

Mannington Hall, near Itteringham, has an interesting programme of events including a 'Foraging in the hedgerows' workshop on 22 September, exploring seasonal plants; a Biofluorescent Walk on 13 October, to uncover one of nature's biggest secrets; and Flint Vineyards x Mannington on 6 November with a bonfire, music, food and wine.
mannington.co.uk

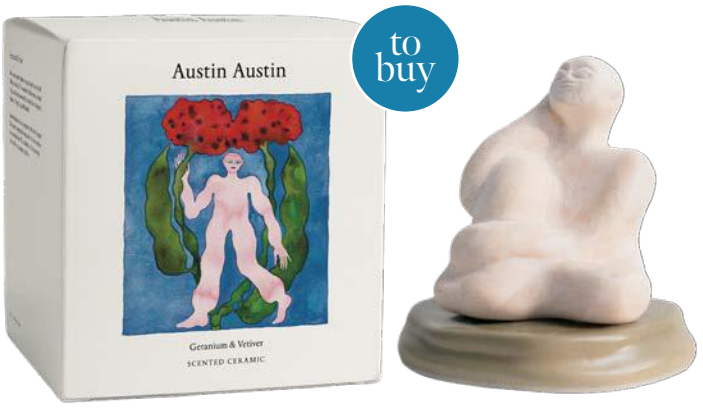
HOUSE STYLE

to do

Why not create shared memories with family or friends by renting a big house in the Norfolk countryside? Wensum Retreat in the village of South Raynham comes with five spacious bedrooms sleeping 12 (kids will love the bunk beds!). An indoor heated pool, infrared sauna, hot tub and fully-equipped games room bring the entertainment, plus there's an enclosed garden with a firepit for s'mores after energetic days on the nearby beaches or hiking the surrounding nature trails.
wensumwaterretreats.co.uk

NO TRICKS, JUST TREATS

Stop in for a spell at the Halloween Garden in Holkham's Walled Garden which is being held at the estate between 27-31 October. The family-friendly experience includes spooktacular storytelling, creepy crafts, a trail, face painting and pumpkin carving. Join in... if you dare!
holkham.co.uk



to buy

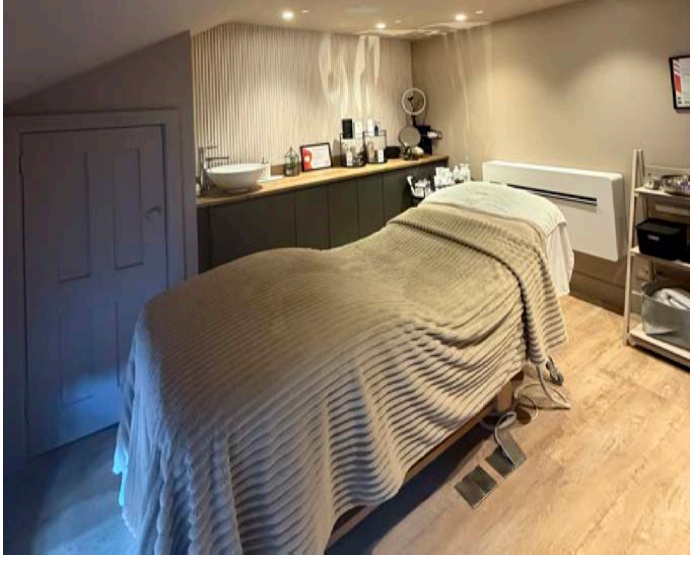
MAKES SCENTS

Norfolk-based organic skincare and home fragrance brand Austin Austin's ceramic sculpture is made with fragrance-infused clay, which subtly emits notes of bergamot, eucalyptus, geranium, ylang ylang, vetiver and patchouli, whilst also elevating your mantlepiece style.
From £120, austinaustinorganic.com

FACE TIME

to do

Polina Cleeve is a face physio and face massage therapist whose bespoke treatments offer a deep level of tension release, as well as stimulating muscles and realigning the fascia for a more sculpted, less puffy visage. Now you can visit her in her recently opened Face Physio Studio in Chapel Yard, Holt.
polinacleeve.com



to buy

SOLE TRADER

Bowhill & Elliott – which has been purveying fine footwear in Norwich for over 150 years – offers a bespoke design service, with made-to-order products taking up to 12 weeks. For the ultimate eye-catcher, the classic Venetian dress loafer now comes in pink velvet. Wear them outside or indoors. Either way, you'll cut a dash.
£320, bowhillandelliott.co.uk

CROWNING GLORY

King's Lynn-based grooming brand Captain Fawcett adds to its range with a Hair Growth and Scalp Stimulating Shampoo and Stimulating Hair Serum. Formulated for gentlemen seeking targeted support for thinning or fine hair, ingredients invigorate the scalp and strengthen follicles to promote hair growth and strength.
From £25, captainfawcett.com

to buy

to do

GOOD HAIR DAY

Good hair salon has relocated to a new studio in Heacham. Specialists in colour and precision cutting, founder Nancy Davis has previously styled at London Fashion Week and offers wedding and special occasion styling.
@goodnorfolk

CATCH OF THE DAY

Brancaster Seafood Club is a members-only club promising quality fish and seafood at below-market prices. Launching in October, members can go online and select a subscription box (you can also order from a list of specials, such as turbot and wild seabass, alongside standard lines including cod, salmon and tuna), which will be delivered straight from the fishermen's boat to your front door every other week.
brancasterseafoodclub.com

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Top to bottom: Senior property specialist Wendy Utting; property specialist Simon Hempsall; and new homes specialist Amy Felgate of Sowerbys' Burnham Market team visit The Ship in Brancaster

THE PLACE
WHERE WE MEET...

A coastal landmark, The Ship in Brancaster is a favourite after-hours destination for Sowerbys' Burnham Market team, as sales manager Lex Hastings explains

There are some places in North Norfolk where a meal feels like more than just eating out – and The Ship in Brancaster is one of them. For Sowerbys' Burnham Market team, this is a favourite spot to step away from the pace of estate agency and enjoy a taste of the very lifestyle they help others discover.

The Ship has stood on Brancaster's main road since 1790, evolving from a traditional village inn into a relaxed, food-led pub with rooms, while still holding onto its long history and coastal character.

Brancaster itself has deep maritime roots, shaped by fishing, sailing and its prime coastal location. Just offshore lies the wreck of SS Vina, built in 1894 and later used in World War II, before being sunk by RAF target practice in 1940 – a striking reminder of the area's layered past.

That sense of history adds something special to a visit. You can sit with a plate of food and feel connected to centuries of coastal life.

Today, The Ship focuses firmly on modern British cooking with a strong emphasis on Norfolk produce. It's a place where local seasonal ingredients, relaxed dining and a strong sense of place come together in a sublime setting.

For Sowerbys' Burnham Market team, this spot fits perfectly. Their work is rooted in Norfolk homes, communities and lifestyle, and The Ship reflects precisely this: good food, good company and the coast never far away.•

Kelling Home Edward Console Table in ruby red
£1,100, kellinghome.com

Fenwick & Tilbrook Tuscany & Natterjack Interior Eggshell
From £32 per litre, fenwickandtilbrook.com

Daals Eliza scarlet red striped ruffle cushion
£26.99, daals.co.uk

Gisela Graham natural & burgundy woven round placemat
£13.99, set of 4, giselagraham.co.uk

Melody Maison round scalloped tray
£24.95, melodymaison.co.uk

Clarissa Hulse Wild Chervil wallpaper
£90 per 10m roll, clarissahulse.com

SEEING RED

Anna Hill, managing director of Norfolk-based paint brand Fenwick & Tilbrook, chooses the shade of the season

"Earthy burgundy tones reflect a shift towards richer, more welcoming interiors that prioritise comfort and character. Drawing from the deep, warming tones that emerge across the Norfolk landscape as the seasons change, burgundy brings depth to the home while maintaining a sense of sophistication. Whether used throughout a room or as more of a feature together with neutrals, natural timber or contrasting greens, it creates a balanced look that feels both timeless and contemporary."

Pooky Wobster floor lamp in burgundy
£295, pooky.com

The Dining Chair Company Darcey chair
From £824, diningchair.co.uk

Heal's Rafi 3-seater sofa
£3,349, heals.com

Cox & Cox tiled side table in cherry
£425, coxandcox.co.uk

D B Ceramic Burgundy collection
From £28, dbceramic.co.uk

Ligne Roset Togo two-seater corduroy sofa
£3,523, ligne-roset.com

Harvest feasting

From gastro openings and foodie happenings to an abundance of fresh produce, sample a taste of Norfolk this autumn

FOOD BITES

Just as nature's harvest is bountiful at this time of year, so is the county's culinary news. If you haven't been to Havn, go – the new restaurant on Blakeney high street serves seasonal sharing plates with a focus on freshly-landed seafood and low intervention wines *(havnblakeney.co.uk)*. Along the coast, Quayside Pantry in Wells-next-the-Sea is a pretty waterfront café, serving sandwiches, salads, cakes and drinks *(@quaysidepantry)*. Inland, The Three Horseshoes in Warham *(threehorseshoeswarham.co.uk)* has been taken over by the team behind Sculthorpe Mill and The Ship, Brancaster, both Michelin-listed, so expect good things. While the just-opened Hyll House near Docking does breakfast, lunch and dinner, as well as creative cocktails, the likes of Rhubarb & Sea Salt Palomas and Hedgerow Negroni Biancos *(hyllhouse.com)*. The inaugural Christkindl Market in Norwich runs from 11-20 December in Chapelfield Gardens *(christkindlmarketnorwich.co.uk)* – expect 80 festive chalet-stalls, live music, a bar and lots of delicious food. Did someone say glühwein?

3 OF THE BEST... Norfolk java jolts

Norfolk Pig Coffee Co

Based near King's Lynn, they source quality beans and roast them fresh to order in small batches. *norfolkpigcoffee.co.uk*

Strangers Coffee Company

Established in 2009, this independent has three Norwich locations – a café, roastery and takeaway. *strangerscoffee.com*

Norfolk Coffee

Ethically-sourced beans, which are hand-roasted in a recently renovated barn at Pensthorpe, near Fakenham. *norfolk.coffee*

GAME FOR IT?

We're into the British game season. These Norfolk pub-restaurants offer hearty dishes of pheasant, grouse, partridge, venison and more...

THE STEAM PACKET
NORWICH

The downstairs pub does pie days, workers' lunch deals and steak nights; the menu in the upstairs restaurant changes weekly according to what's available seasonally. If they're doing roasted grouse with bread sauce, redcurrant jelly and game chips, order it. You won't regret it!
steampacket.info

THE GUNTON ARMS
THORPE MARKET

From September to February, this traditional-cosy pub features venison on its menu, sourced from the surrounding 1,000-acre deer park (their stew with herb-baked dumplings is hearty) – you'll also spy partridge and pheasant.
theguntonarms.co.uk

THE DABBLING DUCK
GREAT MASSINGHAM

The head chef at this popular village pub is passionate about using fresh, local ingredients – in autumn, this means plenty of game from local estates. Pheasant, partridge, pigeon, woodcock, rabbit and venison are all prepared on site.
thedabblingduck.co.uk

LOÏC MALFAIT'S Potage of Jerusalem Artichoke

Loïc Malfait has loved cooking since he was a young boy growing up in his family's restaurant in France, where he learnt about the techniques of traditional French cuisine. After training as a professional chef, he came to London, working in the kitchens of leading restaurants and hotels, as well as teaching at an internationally-acclaimed culinary school. He moved to Norfolk in 2022 where he and wife Yee now run Satiate Artisan in Beeston, offering workshops and tasting demonstrations in everything from éclairs and macarons to fresh pasta and bread.

Here, Loïc shares a seasonal recipe for potage of fresh Jerusalem artichoke with pink peppercorn and aged Parmesan lattice crust and shaved autumn black truffle.

satiateartisan.co.uk

SERVES 4

500g Jerusalem artichoke
1 banana shallot
2 garlic cloves
100g white leeks
40g butter
125ml white wine
1.5 litres chicken or vegetable stock
10g pink peppercorns
1 egg
Pinch of sugar
100g puff pastry
50g Parmesan
150ml double cream
Salt and pepper to taste
10g chives
10g black truffle

1. Wash the Jerusalem artichoke vigorously and cut into small cubes. Peel and finely cut the garlic and shallot; wash and finely cut the leeks.

2. In a saucepan, melt the butter on a medium heat then add the shallot, garlic and leeks, and sweat. Add the Jerusalem artichoke and sweat for at least ten minutes.

3. Deglaze with the white wine and cook to reduce the liquid by half. Add the stock, then cook for a further 90 minutes on a slow heat.

4. Crush the pink peppercorns using a pestle and mortar. Prepare an egg wash with a pinch of salt and sugar, then add the peppercorns. Roll the puff pastry into a 3mm thickness, glaze with the egg wash, then refrigerate for 15 minutes.

5. Cut the pastry sheet using a lattice cutter. Spread the pastry with grated Parmesan. Bake the puff pastry for 15 minutes or until it is golden brown.

6. Once the Jerusalem artichoke is cooked, liquidise it and pass it through a fine strainer. Bring the potage to a simmer and add the double cream. Cook until nice and creamy, but not too reduced.

7. Add salt and pepper to taste and pour the potage into four soup plates or bowls, using a measuring jug to avoid dripping.

8. Cut the lattice into four rectangles to the size of the plate's diameter. Place the pastry on each plate touching both rims. Decorate with chives, shaved Parmesan and black truffle.

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NEPTUNE

L-R: Paul and Tom Mayes, co-founders of Edmunds

RAISING THE BAR

Tom Mayes, co-founder of Snetterton-based company Edmunds, has shaken and stirred the drinks industry with his pre-mixed, high-quality bottled cocktails

Tom Mayes worked behind bars since he was 17 years old, before switching to the other side as a sales manager for Bacardi, then Carlsberg. In 2019, spotting a gap in the market for pre-blended, high-quality bottled cocktails, he and his brother Paul co-founded Edmunds from their home in Bury St Edmunds with less than £8,000.

The company, which supplies the bar business, as well as selling online, has since moved to Snetterton near Norwich, where a 16-strong team produce beautifully-packaged drinks made from premium spirits, real fruit juices, syrups and infusions. From Passionfruit Martinis and Pink Grapefruit Margaritas to Negronis, all you need to do is pour, shake and serve.

The business has gone from strength to strength, winning multiple awards – last year, more than 1.3m Edmunds cocktails were enjoyed in the UK. This year they're on track for 1.8m. "The reason I got into drinks in the first place is because they create stories. It's when people come together and enjoy themselves," says Tom.

TELL US MORE...

"At the beginning, Paul and I started mixing cocktails in the kitchen, working in the evenings and at weekends. Then he bought a house in Wymondham and we moved the business to Norfolk.

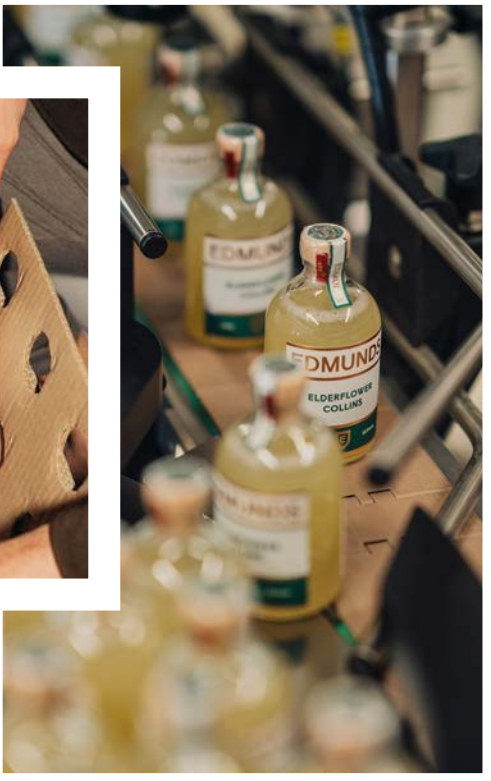
"Now we're in an 8,000 sq. ft. warehouse in Snetterton. We made our first sale in November 2019. Months later, bars closed due to the pandemic, so we had to pivot quickly and that's when we launched online. All of a sudden we had both a consumer and a B2B business. We were just making 100ml minis, but we soon upscaled to one-litre bottles.

"Everything changed in March 2021. Someone had put us on an independent pub owners' Facebook page and we started getting all these phone calls. We hit £50,000 in sales in a single month. We carried on growing, as orders came flooding in. That's when we handed in our notice – we thought, 'we're going to get to a point where we are not going to be able to actually fulfil all of this'.

"One of the biggest lessons we've learned so far is that you don't need a concrete business plan. We knew what we were doing though. We were obsessed about the cocktails being perfect, as well as customer service. When you order, we deliver next day. If you go above and beyond for people, it really does help.

"We sit in the gap between freshly-made cocktails and the canned versions that you see in supermarkets, which are made artificially. We've created twelve cocktails, plus a couple of festive limited editions. We're always looking to develop ideas – it's not the worst research in the world!

"We work on recipes a year in advance, as they go through rigorous testing. There are definitely trends in cocktail drinking. Tequila is currently super-popular. Five years ago, it was gin. Next, it's going to be spritzes.



"We use the same ingredients that you would if you were making a cocktail yourself or were in a bar. Our gin and whisky is Adnams; our rum comes from DropWorks distillery in Nottingham; the sloe gin is by a Bristol-based company called 6 O'clock Gin. Every single cocktail has a double measure of spirits and we infuse our ingredients, such as the mint in our Mojito. They all come with garnishes, too, whether that's a dry lemon slice or an edible viola, which we source from Nurtured in Norfolk.

"Alcohol sales are declining, but cocktails have been bucking the trend. Going out for cocktails feels like an occasion and if you're throwing a party, they are a great way to get people involved. The shaking, the pouring, the garnishing – they're an icebreaker. Instead of taking a bottle of wine round, bring a mixed box of cocktails, a shaker and you've got a bit of theatre." •

edmundscocktails.co.uk

OPEN DAYS

If you are considering an independent education for your children, book a tour at these upcoming Open Days or arrange a visit

BEESTON HALL SCHOOL

If you're relocating to Norfolk or looking for the perfect school for your family, discover Beeston Hall School on Saturday 26 September. Set in beautiful grounds near the North Norfolk coast, our independent prep school from ages 2-13 offers an exceptional education alongside a wonderful sense of community. Meet our Head, teachers and children, explore the school and new nursery, and experience Beeston Hall for yourself. **Book your place today – beestonhall.org.uk**

NORWICH HIGH SCHOOL FOR GIRLS GDST

Join us at our whole school Open Morning on Saturday 26 September or for our Sixth Form Open Evening on Thursday 1 October. With a proud history of academic excellence and a commitment to empowering future female leaders, we provide a nurturing and dynamic setting where girls aged 3-18 years thrive. **To sign up to our Open Events or to book a personal tour, visit norwichhigh.gdst.net/open-events**

GLEBE HOUSE SCHOOL & NURSERY

An inclusive, co-educational day and boarding school for ages six months to 13 years, where happy children thrive. Located on the North West Norfolk coast, our small classes and experienced staff ensure individual attention for academic, social and emotional growth. **Join us for our Open House, 8.30-11.30am on Friday 25 September and Wednesday 11 November or email our registrar on tjf@glebehouseschool.co.uk to book a tour.**

NORWICH SCHOOL

Norwich School is an inclusive, co-educational day school for children aged 3-18, now proudly offering a dedicated Nursery. Located within the historic surroundings of Cathedral Close, our school blends a creative culture with nurturing pastoral support. Visit our whole school Open Morning on Saturday 12 September from 9am-12pm. **Register at norwich-school.org.uk/open-events-and-visits. Can't wait? Call 01603 728449 to book a tour today.**

LANGLEY SCHOOL

A world of opportunity awaits at Langley. From six months to 18 years, pupils have the freedom to explore, discover their interests and be stretched to reach their full potential. Across two 100-acre campuses, our values of kindness, integrity, curiosity and confidence shape every experience. Visit our Open Mornings on Saturday 26 September and Saturday 3 October to discover what makes Langley so special. **Register at langleyschool.co.uk/open-days or email admissions@langleyschool.co.uk**

WISBECH GRAMMAR SCHOOL

As we approach our 650th anniversary, we celebrate a school where nurture, support, endeavour, opportunity and excellence define the Wisbech Grammar School experience. From our Kindergarten to Sixth Form, our all-round education enables pupils to thrive academically, socially and personally. Join us for our Open Day on Saturday 26 September. **To register, visit wisbechgrammar.com/open-events or call 01945 586750.**

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What I know about Norfolk

Janet Street-Porter has made Norfolk her home, where she talks to her tomatoes and walks on the beach

Image: Ken McKay

WHEN DID YOU FIRST VISIT NORFOLK?

In 2016 we decided to move to Norfolk from the valley where I'd lived in North Yorkshire for over 25 years. I loved the fact that Norfolk was so empty – the beaches are great and the countryside is gorgeous. We loved Yorkshire, but it was too hard to commute to London.

HOW DID YOU CHOOSE YOUR NORFOLK HOME?

We wanted to live somewhere that wasn't empty outside the holiday season. We only looked at six houses before choosing the most remote, surrounded by water and marsh.

ARE YOU SPUR-OF-THE-MOMENT ABOUT VISITING OR DO YOU PLAN AHEAD?

My husband lives here full-time. I commute and spend around three days a week in London. My life is completely scheduled as I am combining TV work and a 32-date UK theatre tour.

IF PEOPLE HAVE A DAY OR TWO IN NORFOLK, WHERE SHOULD THEY VISIT?

The beaches at Sea Palling and Gorleston. Beccles (I know that's just over the border in Suffolk!) is a lovely town. I also love Reedham. Anywhere by water that's not in the touristy bit of North Norfolk!

WHICH WALKS DO YOU RECOMMEND?

We often walk along Gorleston beach and in the woods at Somerleyton and Fritton, or along the banks of the River Yare.

WHAT DO YOU LIKE TO COOK IN NORFOLK?

I buy fresh fish in Bungay and Lowestoft. I make baked John Dory with black olives and tomatoes or poached Skate wing. We mostly eat fish on the bone.

FAVOURITE RESTAURANTS OR FOOD SHOPS?

My favourite for lunch is The Gunton Arms outside North Walsham. I love the fact that the rooms are hung with fantastic British art collected by the owner, who has great taste. My favourite café is Jay Jay's on Gorleston beach. Huge portions and great crab sandwiches.

WHO LOVES NORFOLK MOST – YOU, YOUR HUSBAND OR YOUR DOG?

Badger the dog loves a dip. He runs into the waves and lies down getting his undercarriage wet. He refuses to swim! Peter is 100 per cent in love with Norfolk. He looks after hedgehogs in our garden and walks on the marshes every day. I love Norfolk, but 50 per cent of me will always be a London girl. I love growing my veg and talking to my tomatoes.

WE HAVE HEARD YOU ENJOY WILD SWIMMING. WHERE ARE YOUR FAVOURITE SPOTS?

You have to be very careful of currents, rip tides and undertow. Sea Palling is great for swimming and you can often see the seals.

YOU HAVE BEEN ON ITV'S *LOOSE WOMEN* FOR 15 YEARS. IS IT THE SHARING OF STORIES THAT KEEPS YOU INTERESTED?

I love live television because every day is different and you never know in advance what you are going to be talking about.

TELL US ABOUT THE CHARITIES YOU SUPPORT?

Magic Breakfast. It is a charity that makes sure the kids who need it most have a decent meal to start their day.

WHAT ARE YOU LOOKING FORWARD TO ABOUT THE GREAT YARMOUTH DATE ON YOUR LATEST TOUR?

The audience!

A PERFECT NORFOLK AUTUMN DAY?

Picking blackberries or field mushrooms.

'Still Off the Leash at 80!' St George's Theatre, Great Yarmouth, 21 November; The Cut, Halesworth, 28 January. janetstreetporter.com/tour

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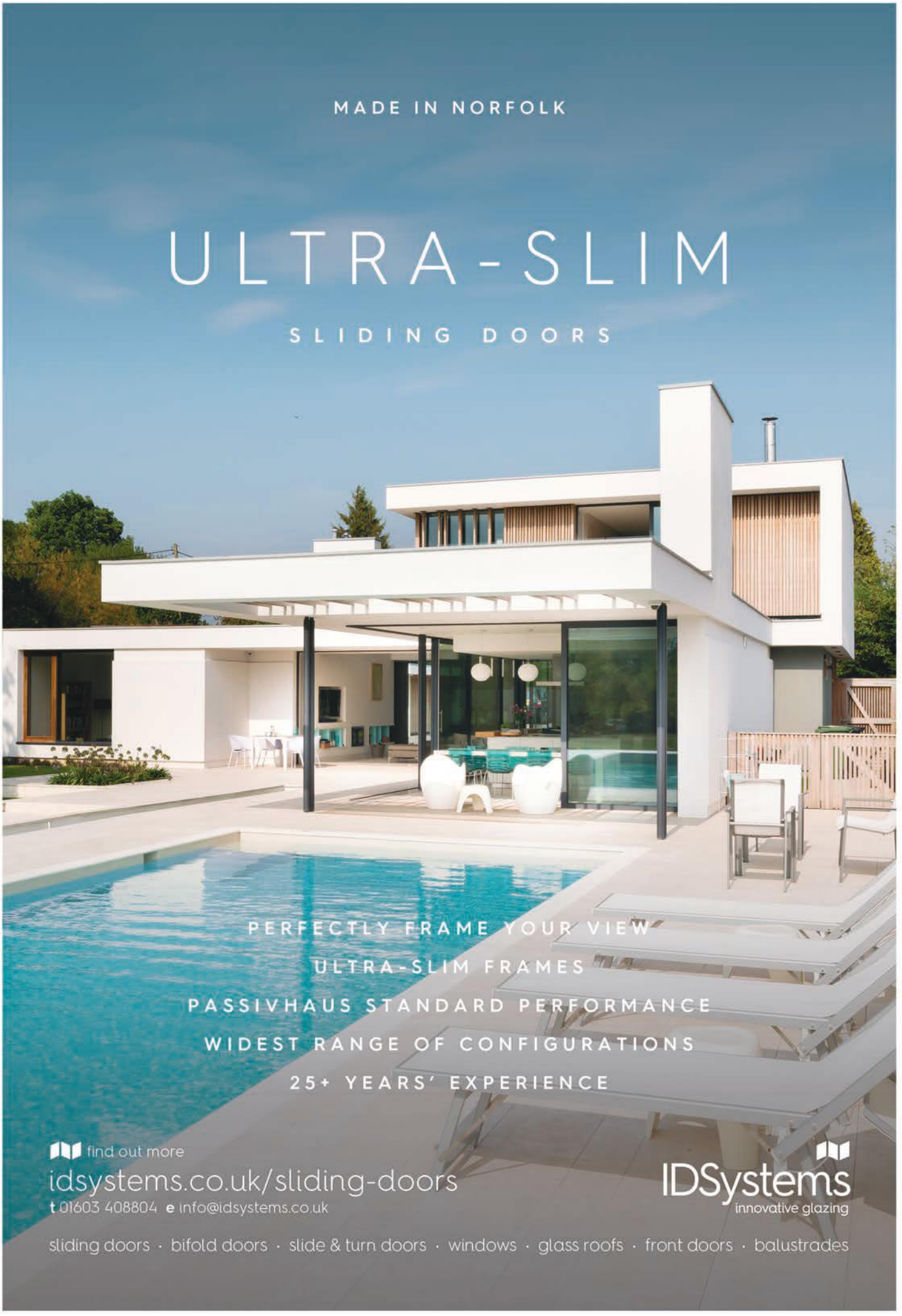
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