# Property dubbed Norfolk's creepiest house sells after private offer



# The Curious Case of Blofield House: From Creepy Abandonment to Hidden Potential

The property situated at 26 Stocks Lane in Blofield has garnered a reputation as one of the eeriest houses in Norfolk, thanks to its dilapidated appearance and a series of unsettling events surrounding it. Earlier this year, the three-bedroom residence captured the attention of online audiences for its chilling facade, adorned with boarded-up windows and foreboding signs reading “KEEP OUT.” Despite these apparent red flags, one resolute buyer has spotted an opportunity, looking past the dereliction to envision a potential home.

The house has been long neglected, lacking essential utilities such as heating and running water. Its current state rendered it exclusive to cash buyers willing to undertake extensive renovations. Initially listed by Auction House East Anglia in February with a guide price ranging from £275,000 to £325,000, the auction itself saw bidding stall at £299,000, failing to meet the required reserve. However, the property’s notoriety spurred renewed interest, leading to a private sale shortly after the auction.

Helen Plumstead, the area manager at Auction House East Anglia, indicated that the property attracted numerous inquiries post-auction and ultimately led to an “offer too good to refuse.” Nevertheless, she could not disclose the final sale price due to the nature of the private sale. This secrecy adds a layer of intrigue to a house already shrouded in tales of peculiarities, including past incidents of vandalism, such as the theft of a copper hot water tank by Richard Patterson, a local resident who was apprehended inside the property earlier this year.

Contextually, Blofield has seen fluctuating property values over recent years. Data reveals that well-maintained properties in the area have recently sold for significantly higher amounts, with examples such as a detached house on Danesbower Lane fetching £307,500 in July 2024 and another for as much as £340,000 just weeks earlier. These figures provide a stark contrast to the current state of 26 Stocks Lane, highlighting the potential for profitable investment should renovations be undertaken successfully.

Following its recent private sale, the house remains a focal point of interest, as it sits on a generous plot of 0.26 acres—offering possibilities for redevelopment, subject to necessary consents. The structure itself, with three bedrooms, could be transformed into a spacious family home or a lucrative rental property, should substantial investment be made to restore its former glory.

Viewings have been encouraged as local agents work to reassure potential buyers about the property’s capabilities. With off-road parking and substantial outdoor space currently overwhelmed by overgrown gardens, the vision for transforming the property is undoubtedly appealing to those with a passion for renovation. Exploring such an undertaking not only promises considerable returns but also adds to the ever-evolving narrative surrounding Blofield, a village that continues to blend the eerie with the endearing.

As the local property market fluctuates, and narratives of houses like 26 Stocks Lane evolve, the attraction of potential investment remains compelling. Amid themes of mystery and renewal, the house on Stocks Lane stands as a testament to both the challenges and rewards of property in this quaint yet intriguing corner of Norfolk.

## Reference Map:

* Paragraph 1 – [[1]](https://www.edp24.co.uk/news/25146558.blofield-house-dubbed-creepiest-norfolk-sold/?ref=rss), [[2]](https://www.rightmove.co.uk/properties/158483423)
* Paragraph 2 – [[1]](https://www.edp24.co.uk/news/25146558.blofield-house-dubbed-creepiest-norfolk-sold/?ref=rss), [[5]](https://www.nestoria.co.uk/blofield/property/buy)
* Paragraph 3 – [[4]](https://nethouseprices.com/house-prices/Blofield%2C%20Norwich%2C%20Norfolk), [[6]](https://www.housepricesintheuk.co.uk/h/5-STOCKS%2BLANE-NORWICH-NR13%2B4JY)
* Paragraph 4 – [[3]](https://www.zoopla.co.uk/for-sale/details/69843063/), [[7]](https://nethouseprices.com/house-prices/Norfolk/NORWICH/Stocks%20Lane)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.edp24.co.uk/news/25146558.blofield-house-dubbed-creepiest-norfolk-sold/?ref=rss> - Please view link - unable to able to access data
2. <https://www.rightmove.co.uk/properties/158483423> - This listing details a three-bedroom detached house at 26 Stocks Lane, Blofield, Norwich, Norfolk NR13 4JZ. The property is set within a 0.26-acre plot and is of interest to cash buyers only, as it requires a complete program of renovation and refurbishment. The guide price is £275,000, and the property is being sold by livestream auction on Wednesday, 26th March 2025 at 11:00 AM. The house has been in the same ownership for many years and is now to be sold with vacant possession. The large plot offers room to extend or redevelop, subject to the necessary consents. The ground floor comprises an entrance hall, sitting room, kitchen/breakfast room, lobby, and bathroom. The first floor includes three bedrooms, two double and one single. Outside, there is off-road parking to the front with overgrown front, side, and rear gardens, and a hard-standing area where a detached double garage once stood. Agents note that there are currently no services connected to the property, and buyers would need to make their own inquiries regarding this. The water tank has been removed, leaving pipes exposed, and heating was via a back boiler. Council Tax Band C. Viewings are currently being arranged, and to book a viewing for Wednesday, 26th February, interested parties are advised to call the Norwich Office.
3. <https://www.zoopla.co.uk/for-sale/details/69843063/> - This property listing provides details of a three-bedroom detached house at 26 Stocks Lane, Blofield, Norwich, Norfolk NR13. The house is set within a 0.26-acre plot and is of interest to cash buyers only, as it requires a complete program of renovation and refurbishment. The guide price is £250,000, and the property is being sold by auction on Thursday, 8th May 2025 at 11:00 AM. The house has been in the same ownership for many years and is now to be sold with vacant possession. The large plot offers room to extend or redevelop, subject to the necessary consents. The ground floor comprises an entrance hall, sitting room, kitchen/breakfast room, lobby, and bathroom. The first floor includes three bedrooms, two double and one single. Outside, there is off-road parking to the front with overgrown front, side, and rear gardens, and a hard-standing area where a detached double garage once stood. Agents note that there are currently no services connected to the property, and buyers would need to make their own inquiries regarding this. The water tank has been removed, leaving pipes exposed, and heating was via a back boiler. Council Tax Band C. Viewings are currently being arranged, and to book a viewing, interested parties are advised to call the Norwich office. Additional fees include a buyer's premium of £900 inc VAT payable on exchange of contracts and an administration charge of £1,200 inc VAT payable on exchange of contracts. The legal pack may list other disbursements payable by the purchaser on completion.
4. <https://nethouseprices.com/house-prices/Blofield%2C%20Norwich%2C%20Norfolk> - This page provides information on sold house prices in Blofield, Norwich, Norfolk. It lists various properties with their sale prices and dates, offering insights into the local property market. For example, it mentions that 5 Danesbower Lane, Blofield, Norwich, NR13 4LP, a detached freehold non-newbuild property, sold for £307,500 on 1st July 2024. Another example is 14 Danesbower Close, Blofield, Norwich, NR13 4LR, a detached freehold non-newbuild property, which sold for £340,000 on 21st June 2024. The page includes a comprehensive list of properties with their respective sale prices and dates, providing valuable data for potential buyers and sellers in the area.
5. <https://www.nestoria.co.uk/blofield/property/buy> - This page lists properties for sale in Blofield, Norwich, including a three-bedroom detached house at 26 Stocks Lane, Blofield, Norwich, Norfolk NR13. The property is set within a 0.26-acre plot and is of interest to cash buyers only, as it requires a complete program of renovation and refurbishment. The guide price is £275,000, and the property is being sold by livestream auction on Wednesday, 26th March 2025 at 11:00 AM. The house has been in the same ownership for many years and is now to be sold with vacant possession. The large plot offers room to extend or redevelop, subject to the necessary consents. The ground floor comprises an entrance hall, sitting room, kitchen/breakfast room, lobby, and bathroom. The first floor includes three bedrooms, two double and one single. Outside, there is off-road parking to the front with overgrown front, side, and rear gardens, and a hard-standing area where a detached double garage once stood. Agents note that there are currently no services connected to the property, and buyers would need to make their own inquiries regarding this. The water tank has been removed, leaving pipes exposed, and heating was via a back boiler. Council Tax Band C. Viewings are currently being arranged, and to book a viewing for Wednesday, 26th February, interested parties are advised to call the Norwich Office.
6. <https://www.housepricesintheuk.co.uk/h/5-STOCKS%2BLANE-NORWICH-NR13%2B4JY> - This page provides information on the property at 5 Stocks Lane, Norwich, Blofield, Norfolk, NR13 4JY. It includes details about the house size, recent sales, and companies and people associated with the address. The page also lists recent crimes in the area, such as violence and sexual offences in September 2024 and October 2024, and public order offences in September 2024. The companies near this address include RAVIN AI (UK) LIMITED, A M BLAKE LTD, GUN HILL CONSULTANCY LIMITED, TECHFIXUP LTD, and PURELY FOR BUSINESS LIMITED. The people near this address include Ms Gali Bar, Jane Elizabeth Hopkins Personal Assistant, Mrs Elena Itskovich, and Ms Jane Elizabeth Hopkins. The page also provides information on recent house prices in the area, such as 12 Stocks Lane, Blofield, Norwich, NR13 4JZ, a semi-detached freehold non-newbuild property, which sold for £382,500 on 28th April 2023.
7. <https://nethouseprices.com/house-prices/Norfolk/NORWICH/Stocks%20Lane> - This page provides information on sold house prices in Stocks Lane, Norwich, Norfolk. It lists various properties with their sale prices and dates, offering insights into the local property market. For example, it mentions that 12 Stocks Lane, Blofield, Norwich, NR13 4JZ, a semi-detached freehold non-newbuild property, sold for £382,500 on 28th April 2023. Another example is 18 Stocks Lane, Blofield, Norwich, NR13 4JZ, a semi-detached freehold non-newbuild property, which sold for £260,750 on 18th June 2021. The page includes a comprehensive list of properties with their respective sale prices and dates, providing valuable data for potential buyers and sellers in the area.