

# SOWERBYS

Norfolk Property Specialists



## Roslyn

Market Hill, Foulsham, Dereham, NR20 5RU

£645,000



Viewing by appointment with our  
Holt Office 01263 710777 or [holt@sowerbys.com](mailto:holt@sowerbys.com)



## ROSLYN

Nestled discreetly toward the rear of a generous plot, this charming property presents a superb opportunity for modernising and creating a noteworthy home in a historic and popular village. Inspiration has been taken from the era of fine Georgian architecture to create this home with light flooding the rooms via numerous beautiful sash windows.

Spread across 1,500 sq. ft., the charming accommodation begins with a welcoming reception hall flanked by a formal dining room to one side and a most spacious sitting room to the other. The sitting room enjoys access to the rear garden via double doors and also leads to the south facing conservatory/garden room. The kitchen is found to the rear of the property along with a useful utility/boot room with door leading to a gravelled area just off the driveway.

Upstairs is home to the three bedrooms with an opulent double aspect principal bedroom boasting delightful views over the Georgian Market Hill through two large sash windows. The bedrooms are all well served by the nearby family bathroom.

Outside, Roslyn sits in an enviable plot with a long driveway giving brilliant privacy and leading to the spacious parking area complemented by the detached garage. The grounds wrap around the entire property and the rear garden features a sprawling lawn bordered by a mature hedge and of course enjoys picture perfect views of the Church just next door.



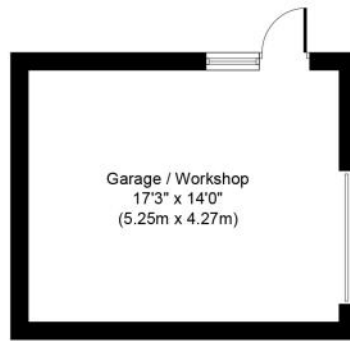
## KEY FEATURES

- Three Bedroom Detached Home
- Idyllic Village Location
- Superb Opportunity for Modernising
- Discreet yet Central Position
- Wonderful Church and Village Views
- Generous Plot
- Detached Garage/Workshop





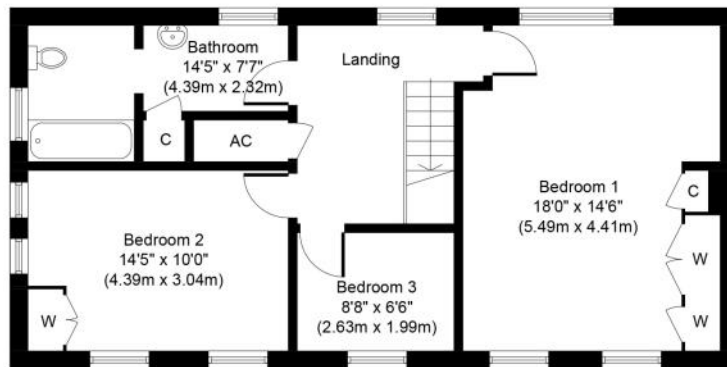




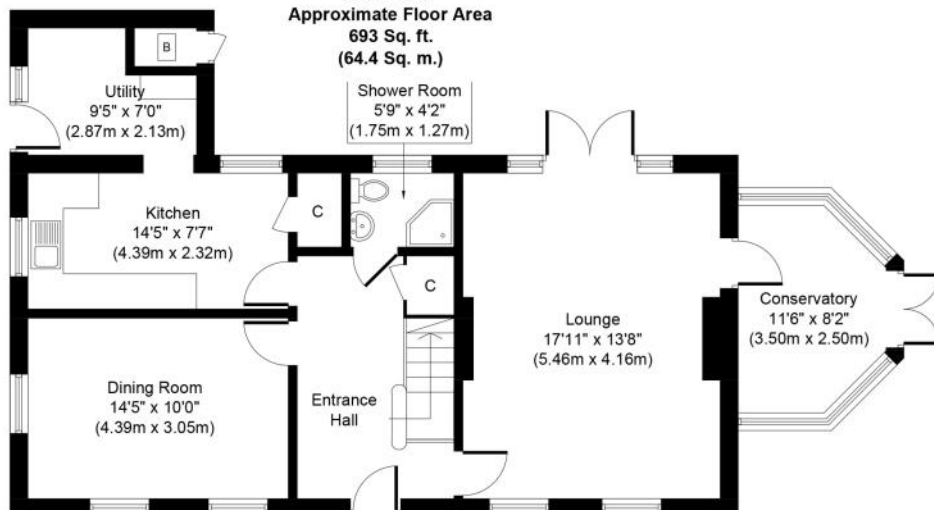
Garage / Workshop  
17'3" x 14'0"  
(5.25m x 4.27m)

(Not Shown In Actual Location / Orientation)

**Approximate Floor Area**  
**240 Sq. ft.**  
**(22.3 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**693 Sq. ft.**  
**(64.4 Sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**861 Sq. ft.**  
**(80.0 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# FOULSHAM

'Roslyn' commands an enviable position on Market Hill in the pretty and traditional village of Foulsham. Foulsham is a typical Norfolk village graced with a rich history and quintessential architecture. The name means "Homestead of the birds". The lovely 14th century 'Church of The Holy Innocent' was burnt severely in a fire in 1770 and was rebuilt with its 15th century tower intact. The village enjoys a thriving local community, and there is an excellent village pub, shop, primary school and park.

Foulsham is 10 miles from the popular and well served village of Holt where the main street is lined with colour-washed Georgian buildings, many of architectural importance. There are independent coffee shops, lots of boutique and curio shops, food shops and delicatessens, banks, independent shops and, of course, the renowned Gresham's School. From Foulsham you have easy access to the entire North Norfolk coast which is an Area of Outstanding Natural Beauty. The whole area enjoys a thriving and fulfilling lifestyle with each surrounding village supporting communities formed around independent stores, modish coffee shops, farm shops, artisan bakeries delicatessens as well as a host of outdoor leisure pursuits. Foulsham is in the catchment area for the outstanding Reepham High School. It is just 18 miles from Norwich with its airport and rail link to Liverpool Street.

## SERVICES CONNECTED

Mains water, electricity, drainage and oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 0539-6928-9000-0718-8292.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

**Viewing by appointment with our Holt Office:  
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