



THE STORY OF

Foundry House

Norwich, Norfolk

SOWERBYS

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Foundry House

The Street, West Raynham,
NR21 7EZ

Grade II Listed

Beautiful Period Property

Sociable Reception Space

Wood-Burner and Open Fire

Four Bedrooms

En-Suite to Principal Bedroom

Garages and Gated Driveway

Pretty, Well-Stocked Gardens

Sought-After Village

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“Period charm in abundance.”

It is perhaps no surprise ‘Foundry House’ has provided our vendor with a beautiful home and garden that she has cherished and put her own stamp on. With scope for further change, it is time for a new custodian to take ownership.

This delightful home dates back to 1800 and has been beautifully renovated by our vendor to provide spacious and comfortable accommodation over two floors, plus a generous size cellar. Whilst the period features have been retained, the

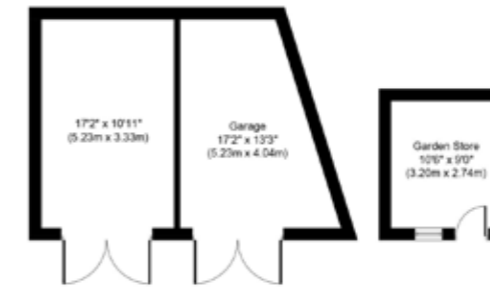
practicalities of modern day living have been recognised.

The garden plays an important role in our vendor’s life and she has created a masterpiece of landscaping and planting in a private space to the rear.

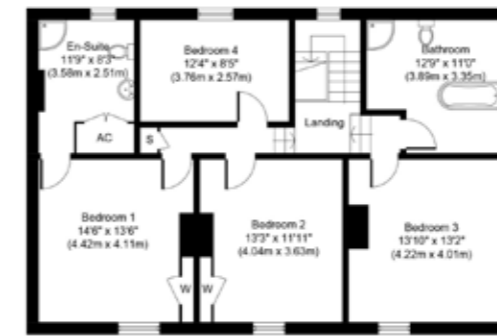
There is further opportunity to write the next chapter in the ‘Foundry House’ story, with the potential renovation of the attached buildings, subject to the necessary consents.



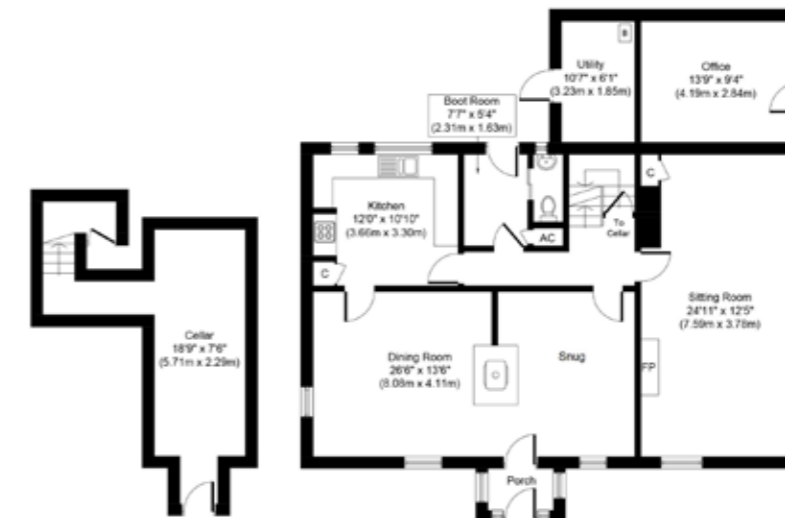




Outbuilding
Approximate Floor Area
475 Sq. ft.
(44.1 Sq. m.)



First Floor
Approximate Floor Area
986 Sq. ft.
(91.6 Sq. m.)



Cellar
Approximate Floor Area
206 Sq. ft.
(19.1 Sq. m.)

Ground Floor
Approximate Floor Area
1218 Sq. ft.
(113.2 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.

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ALL THE REASONS



West Raynham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestling in the heart of the North West Norfolk countryside. West Raynham is a sought-after, small

historic village, approximately six miles from Fakenham with a primary school and village hall. Unsurprisingly you are made to feel at peace on your approach to the village through the parkland, which includes a stunning tree lined route, overlooking the historic Raynham Hall and church, which was first built in the 11th century and extended in the 14th century. It fell into ruin from the 1720s, but it has since been partially restored and is used occasionally. The parkland makes for excellent dog walking and exploring and not surprisingly there is a strong community spirit.

If you desire the gentle bustle of a market town, Fakenham is approximately five miles away. Out of working hours, there's plenty to

keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



A historic photograph of Fakenham.



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///outermost.hairspray.sway

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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