



THE STORY OF

# The Hythe

*Dereham, Norfolk*

SOWERBYS



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19 Elvin Road, Dereham, Norfolk  
NR19 2DX



Highly Impressive Period Home  
Highest Quality Fixtures and Fittings  
Self-Contained Holiday Let/Annexe  
Highly Versatile Accommodation  
Extending to 3,600 Sq. Ft.  
Total of Six Bedrooms  
Six Reception Rooms  
A Wealth of Original Features  
South Facing Gardens  
Beautifully Refurbished to an Excellent Standard



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“A living museum”

Thought to date back to the late Georgian or early Victorian era this impressively proportioned detached family home offers versatile six bedroom accommodation whilst enjoying a host of fine original features. A wealth of history is the hallmark of this stunning home which has been part of the scenery in the historic market town of Dereham for close to 200 years, just a stones throw from the market place.

In the last six of these years, the current owner has taken what was already a thoroughly impressive property and completely transformed it into the lavishly appointed home we see today and the no expense spared approach taken has elevated it to the next level.





Whilst there are almost too many improvements to list, one of the stand-out features is the bespoke hand fitted kitchen which has been lovingly redesigned to complement the original features within the room: the quartz granite worksurfaces, impressive AGA and William Morris curtains are all to be discovered.

Thomas Crapper toilets are a feature throughout this home, as are the working fireplaces which can be found in many rooms, there are woodburning stoves and reproduction antique radiators to the highest quality – did I mention the Rennie Mackintosh tiles?

“Period design and features, and large rooms throughout.”

All of the sash windows have been replaced within the last few years, along with most of the double glazing throughout the property. Extensive re-plumbing, re-wiring, roofing and pointing have all been completed.

To the ground floor there is a reception hallway with doors to the front and rear aspects, with original Victorian tiled flooring and an impressive staircase leading to the first floor; a study/drawing room with a woodburning stove and bay window overlooking the rear gardens; a sitting room which enjoys an open fireplace and sash windows into the bay; and a dining room. Completing this level, the aforementioned kitchen has doors leading to a laundry area and in turn a cloakroom.



Furthermore, there is a basement which has natural light: there are currently two basement rooms and an en-suite shower room, which could be perfect for teenagers or guests. The current owner uses this space as a cosy movie room.

To the first floor there is a double aspect principal bedroom with en-suite, two further double bedrooms and a family bathroom. There is a second floor offering two further double bedrooms which share a bathroom between them.



Tucked away to the side of the house there is an annexe, 'The Hythette' which has its own garden and separate access. The annexe has undergone extensive remodelling in the last year and, used as a holiday cottage, it has bookings until late 2022 which can be sold as a going concern.

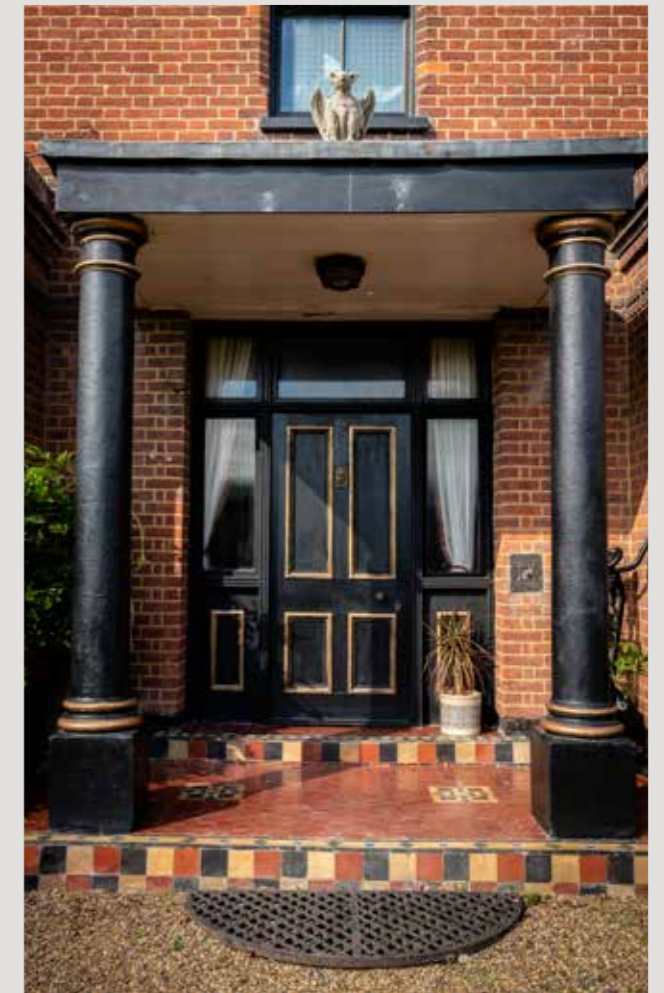




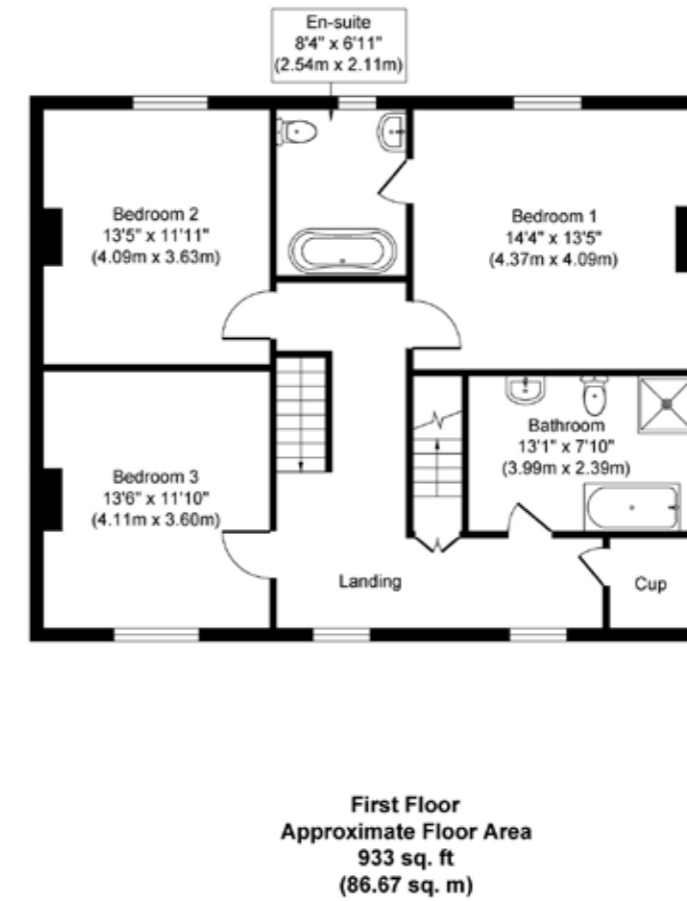
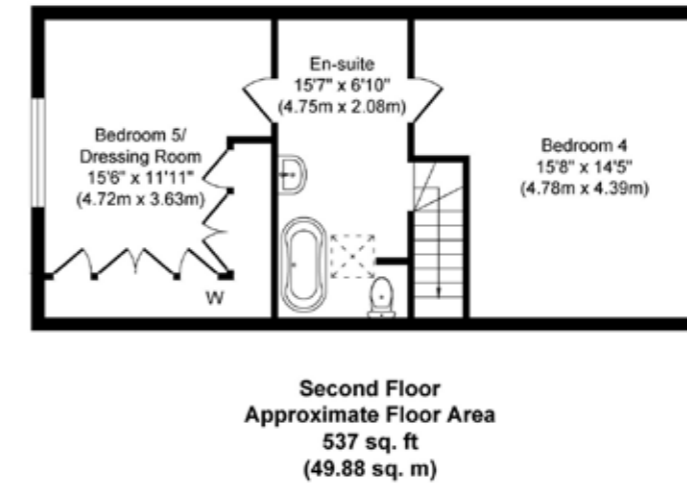
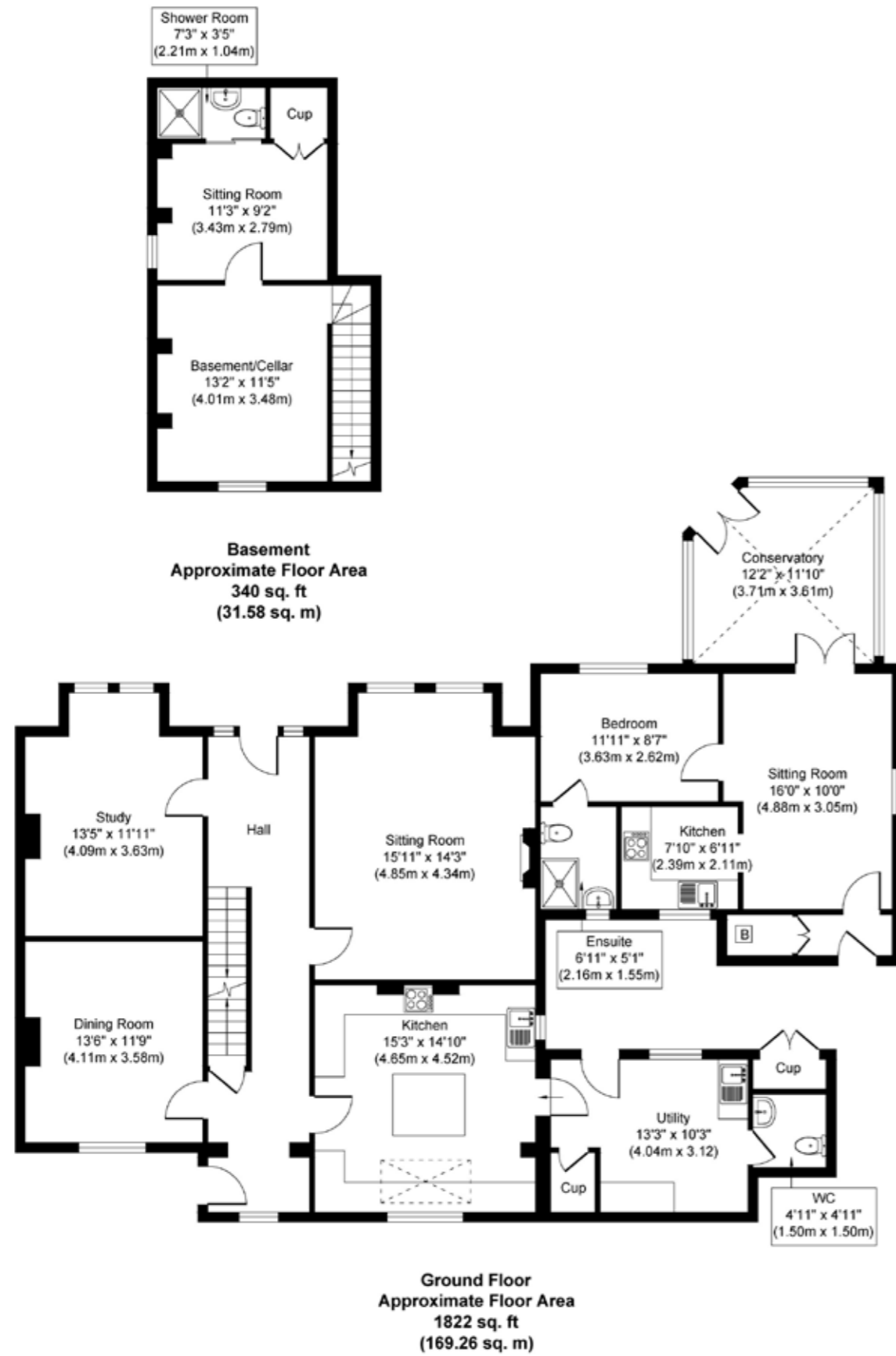
“My favourite view is to the front, looking towards the church over the Victorian landscaped garden.”

There is off road parking for several vehicles accessed from Elvin Road which in turn leads to a detached single garage. The original frontage of the Hythe faces south into what are the rear gardens and a shingle path leads from the Swaffham Road entrance, accessed via a wrought iron gate through a newly rebuilt brick wall topped with wrought iron railings. The front gardens are laid to lawn with well-stocked flower and shrub borders, mature trees and different areas to sit and enjoy the surroundings or for alfresco dining!









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.



ALL THE REASONS

# Dereham

IN MID NORFOLK  
IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven

with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.



Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, Dereham is home to one of Norfolk's best pubs, The Brisley Bell, which has a first-rate menu and a warm welcome which has earned it multiple awards, or spice things up with a tasty dish at Spice Fusion curry house. Otherwise head to The Old Dairy and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



*Note from the Vendor*



Dereham Market Place

“In a bustling market town, the property is in a conservation area with beautiful surroundings.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage.. Gas fired central heating. Solar PV panels. Telephone and broadband connections.

## COUNCIL TAX

The Hythe - Band E, The Hythette - Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 0546-2867-6574-9706-6921

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

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## AGENT'S NOTE

Please note that this property lies within a conservation area.

# SOWERBYS



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