



The Hythe
Dereham | Norfolk | NR19 2DX

REMARKABLE PERIOD FAMILY HOME



This lavishly restored late Georgian/early Victorian six-bedroom family home with exquisitely landscaped gardens in the popular market town of Dereham has so much to offer that it is difficult to know where to begin. From the majestic exterior with a classically symmetrical principal elevation and a columnar portico (black with gold detailing - a combination repeated throughout the house) to the amazing and versatile accommodation inside, The Hythe brims with period features. These include the original Victorian caustic tiles in the hallway and working fireplaces in many rooms, all enhanced by the lavish and inspired colourways that give each room such a unique and individual character. The property offers six/seven bedrooms (one with an en suite and the second-floor pair with a Jack and Jill), a kitchen/breakfast room, two sitting rooms, and a dining room. It benefits from a self-contained annexe called The Hythette which operates as a successful holiday let.







- A detached six bedroom property with original Victorian features and unique room designs
- Three reception rooms in the main house, kitchen and separate utility room
- Self-contained annexe which operates as a successful holiday let with a bedroom, two reception rooms and kitchen
- Ample parking and stunning landscaped gardens
- Quiet residential road
- Total accommodation extends to 3075sq.ft
- Energy Rating D

A Unique Property

“When I first viewed the property, I instantly fell in love with the original features, such as the tiled hallway and original front door and lock, and the overall grandeur,” the owners said. “I could see the potential of transforming it back to its era with a modern twist. And I was attracted to the quiet area that it was positioned in, and the fact that the area was designated as a conservation area due to the age of the surrounding properties and the abundance of nature.”

“I have owned the property for six and half years and have sympathetically transformed it.” Improvements to The Hythe are numerous and include five new bathrooms with Thomas Crapper toilets and three standalone baths. The main bathroom still has the original standalone bath which has been restored, and all the bathrooms have been tiled in the Victorian era design with top quality products. “The kitchen has been replaced with ceiling to wall shelving as the era dictates, with granite surfaces and a useful island opposite a new Aga range. The main drawing room and second reception room have been decorated with high-end Victorian wallpaper, and throughout the house all light switches and plug sockets have been replaced with period design appliances.”

In addition, all the radiators have been replaced throughout with freestanding decorative radiators. The front of the house has been re-pointed and all the sash windows have been replaced in both the main house and the separate annexe, which itself has been totally gutted and refurbished to the same high-quality standard as the house. The back chimney has been re-built and the roof has been repaired and tiles replaced.

“The house was named the Hythe as there used to be a river that ran along the bottom of the road,” the owners explained. “The annexe next door was believed to have once been a school for ten children, and the first recorded owner of the house had a daughter who was a private school teacher. The main front door retains all the original features such as the huge lock and key, still in working order, and also the ridged glass either side. On the first floor you will find a hidden staircase behind the panelling which used to be the servants’ quarters. This now contains the master suite with an ensuite and dressing room. Downstairs is another door which leads down a brick staircase to a large cellar that contains two large rooms and another small bathroom with shower. All rooms boast the original fireplaces and, upstairs the original bells can be found next to them.”



The Garden

"The garden has been totally landscaped and features a beautiful Victorian layout surrounded by large mature trees," the owners said. "To the side of the property is the kitchen garden with four raised beds for growing your own veg. To the front of the property is a range of fruit trees, and the front wall has been totally replaced with a new gate." "I love looking over the front of the house to the church and listening to the bells on a Sunday. The garden is south facing and is beautiful for relaxing in."

Wonderful Location

"The position of the house is perfect for families and those wanting peace and quiet," the present owners said. "But it's also so close to the local amenities. You can walk through the garden down to the front entrance and cross the road and it's a two-minute walk into Dereham town." While The Hythe's location on the edge of Dereham means that the immediate area is more peaceful, it has the advantage of being close to the A47 and also only a short walk to Dereham's town centre. A busy market town in the heart of Norfolk, Dereham offers a wealth of amenities including a wide range of shops, restaurants and cafes, in addition to museums, a cinema, a leisure centre, golf course and the schools within the town. For nature lovers, there are some wonderful walks on the Neatherd Moor and the Vicarage Meadow, both only a short distance away. Further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and dinosaur parks, Pensthorpe nature reserve and woodland conservation park, and Thetford Forest Park.











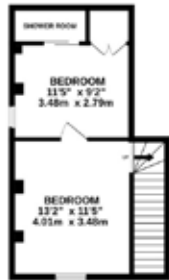




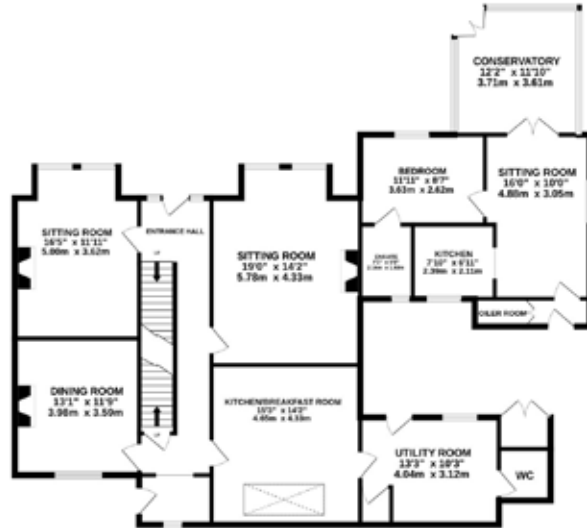




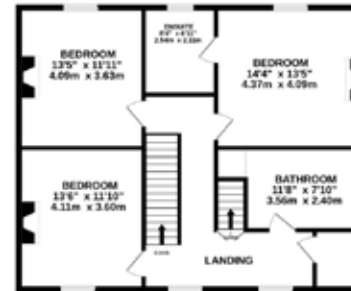
GROUND FLOOR
340 SQ.M (2772 SQ.FT) APPROX.



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340 SQ.M (2772 SQ.FT) APPROX.



1ST FLOOR
411 SQ.M (3113 SQ.FT) APPROX.



2ND FLOOR
342 SQ.M (2714 SQ.FT) APPROX.



TOTAL FLOOR AREA : 3075 sq.ft. (285.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

The market town of Dereham has a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?...

Dereham can be found 12.5 miles south of Fakenham and 18.5 miles west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Racecourse, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to www.fakenhamweb.co.uk. The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Directions - Please Scan The QR Code Below

Services and District Council

GFCH, Mains - Water & Drainage
 Breckland District Council
 Council Tax Band E

Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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THE FINE & COUNTRY
FOUNDATION

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