



THE STORY OF

The Old Brew House

Foulsham, Norfolk

SOWERBYS

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The Old Brew House

34 High Street, Foulsham,
Norfolk, NR20 5RT

Former Brew House with Original Features

Stunning Glass Extension to Rear

Large Contemporary Kitchen/Dining/Family Room

Four Reception Rooms

Two Ground Floor Shower Rooms

Four Double Bedrooms

Large Garden with Mature Trees and Pond

Party Barn with Two En-Suite Bedrooms

Potential to Convert Barn to Holiday Cottage

Off-Road Parking for Several Cars

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“Three generations of the family have enjoyed the peace of village life, sunny days on the coast and wet country walks.”

The Old Brew House is a stunning four bedroom family home, located in the heart of rural Norfolk, in the ever popular village of Foulsham. This much-loved home has played host to countless family gatherings and has been the setting for memories made over the years. It is now looking for its next owner to make it their own.

As you enter the property, you are greeted by the warmth and charm of a true family home. The property has been extended to the rear, creating a truly spectacular kitchen, dining and family room, which

opens onto the garden through a large contemporary glass extension. Natural light floods in, creating a seamless flow between the outside and the inside, making it an ideal space for both family living and entertaining.

The front of the property boasts four reception rooms, including the largest living room area, featuring a cosy fireplace and beautiful garden views to the rear. The ground floor also benefits from a utility room and two shower rooms. Upstairs there are four double bedrooms, a family bathroom, and a separate WC.









Outside, the property is accessed via large wooden gates, and offers parking space for several cars. The garden is expansive; mainly laid to lawn with several mature trees and hedges, and a small pond. The large party barn has been a beloved space for the children and grandchildren over the years. It features two bedrooms and two en-suites, making it an ideal space to convert into a holiday cottage.

Living in rural Norfolk offers a change of pace and lifestyle, with stunning countryside and coastal walks just a stone's throw away. The potential of the party barn as a holiday cottage provides an exciting opportunity for those looking for an additional income source.

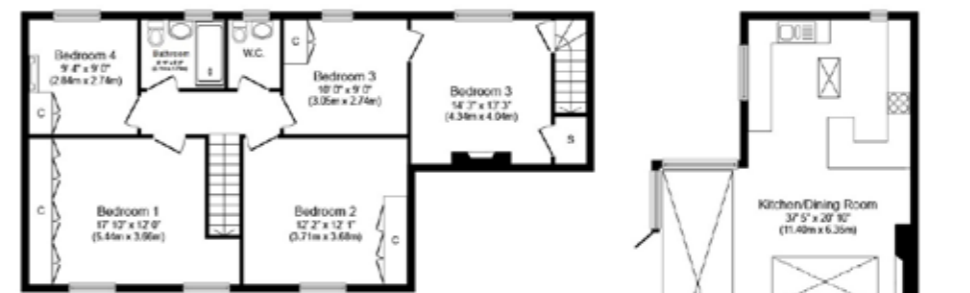
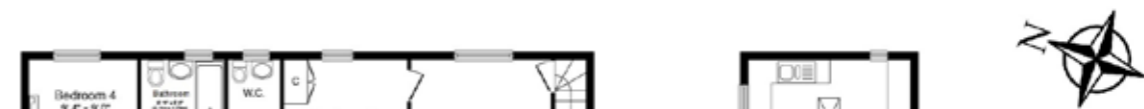
Ready to begin its next chapter, The Old Brew House is waiting for a new owner to embrace it as their new home, and perhaps their new way of life.



“We’ve enjoyed birthdays, weddings and christenings in the garden, had fun times camping and played countless games of football, cricket and rounders...”



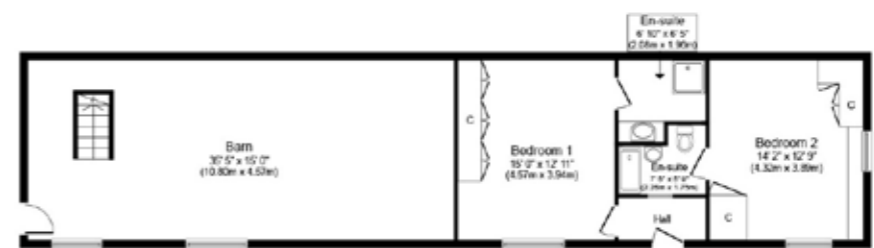
“Looking back down the garden, the contemporary glasswork showcases perfectly the period farmhouse and outbuildings with its unspoilt flint and brickwork typical of north Norfolk.”



First Floor
 Approximate Floor Area
 870 sq. ft.
 (80.9 sq. m.)



Ground Floor
 Approximate Floor Area
 2068 sq. ft.
 (192.2 sq. m.)



Outbuilding
 Approximate Floor Area
 1635 sq. ft.
 (151.9 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

Foulsham

IN NORFOLK
IS THE PLACE TO CALL HOME



A typical Norfolk village, quietly positioned on a small lane.

Foulsham, 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 community centre 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 tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham’s School founded in 1555. Foulsham is in the catchment area for the

outstanding Reepham High School, with Reepham also well-known for being a charming market town.

It’s just 18 miles from Norwich with its rail link to Liverpool Street and Norwich Airport, which is the perfect intercontinental gateway through Schiphol Airport.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It’s perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“...we know well the popular gems of Holt and Burnham Market, but also the less well known hideaways of Blue Bell wood, The Old Mill at Bintree and the River Wensum at Great Ryburgh.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Calor gas and biomass boiler with underfloor heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8206-7142-3829-6607-5653

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

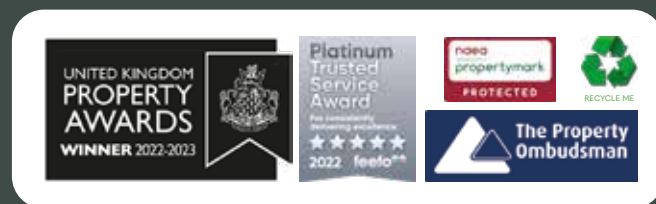
Freehold.

LOCATION

What3words: ///inspects.require.deaf

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SOWERBYS



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