



THE STORY OF

10 Quebec Road

Dereham, Norfolk

SOWERBYS

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Dereham, Norfolk
NR19 2DR

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Showstopping Detached Period Home

Delightfully Restored and Extended to
a Meticulous Level of Finish

Private Walled Grounds of 0.5 Acre (STMS)

Highly Specified Accommodation
Extending to 5,000 Sq. Ft.

Self-Contained Two Bedroom Annexe/Guest Wing

A Wealth of Retained Period Features

Total of Seven Bedrooms, Including a
Sumptuous Principal Suite

Ample Off-Road Parking with In and Out Driveway

Prime Location on Periphery of Market Town

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“We’ve brought the house into the 21st century - whilst keeping its period features...”

Positioned on the edge of the market town of Dereham, along arguably one of its most desirable roads you will discover one of, if not, the finest examples of a period home we have seen for many years.

A showstopping masterclass of exquisite renovation, 10 Quebec Road has been lovingly improved and extended by its existing owners over the last 15 years, with attention to detail and standard of finish being paramount throughout.

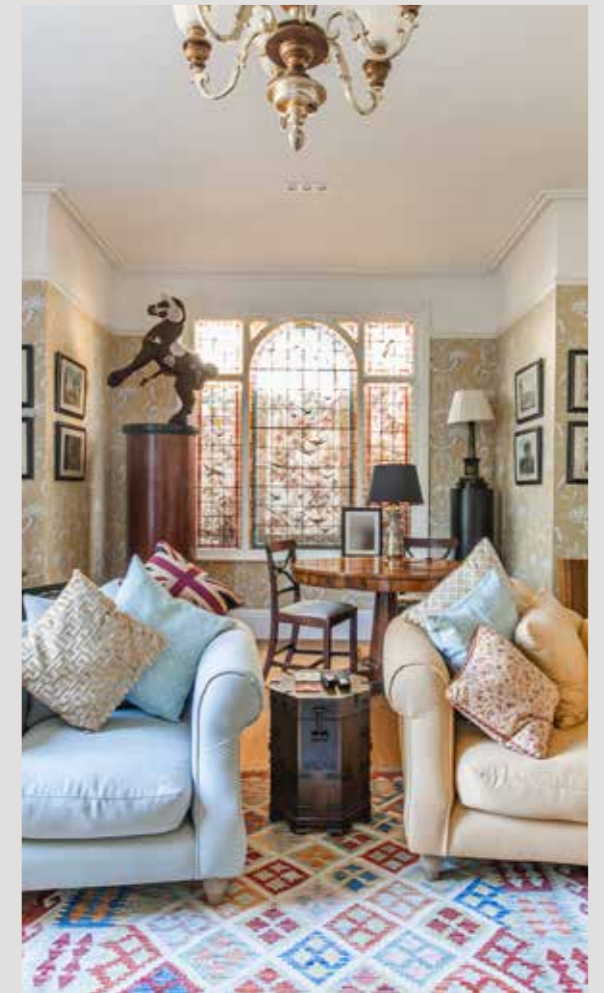
The owners of a very well-reputed Norfolk based joinery company have really taken a ‘no expense spared’ approach to the

next level in creating what has been their delightful family home.

Originally packed full of delightful features dating back to the property’s inception by a well-known local family of ironmongers in circa 1860, the property, although built in the Victorian era, features a façade synonymous with the preceding Georgian period.

The current owners have furthered this with an extension in a mock Edwardian ‘pavilion style’ and opened the rear of the house up to create delightful open-plan spaces filled with light, which are well-suited to modern family living.







There is an excellent blend of large reception space and cosy intimate rooms. To the front of the home, you will find the quintessential, symmetrical feel of a Georgian property with well-proportioned rooms, high ceilings, hand-painted stained glass windows and impressive fireplaces.

There's a total of seven bedrooms; beginning with the principal suite, which can be accessed by a hidden private staircase. It opens onto a landing and the bedroom has its own en-suite, a fully fitted dressing room and even doors onto a private first floor balcony which is the perfect spot for a morning coffee.

On the first floor, accessed by the primary staircase or via an interconnecting door from the principal suite, four further bedrooms await, two en-suites and a family bathroom.

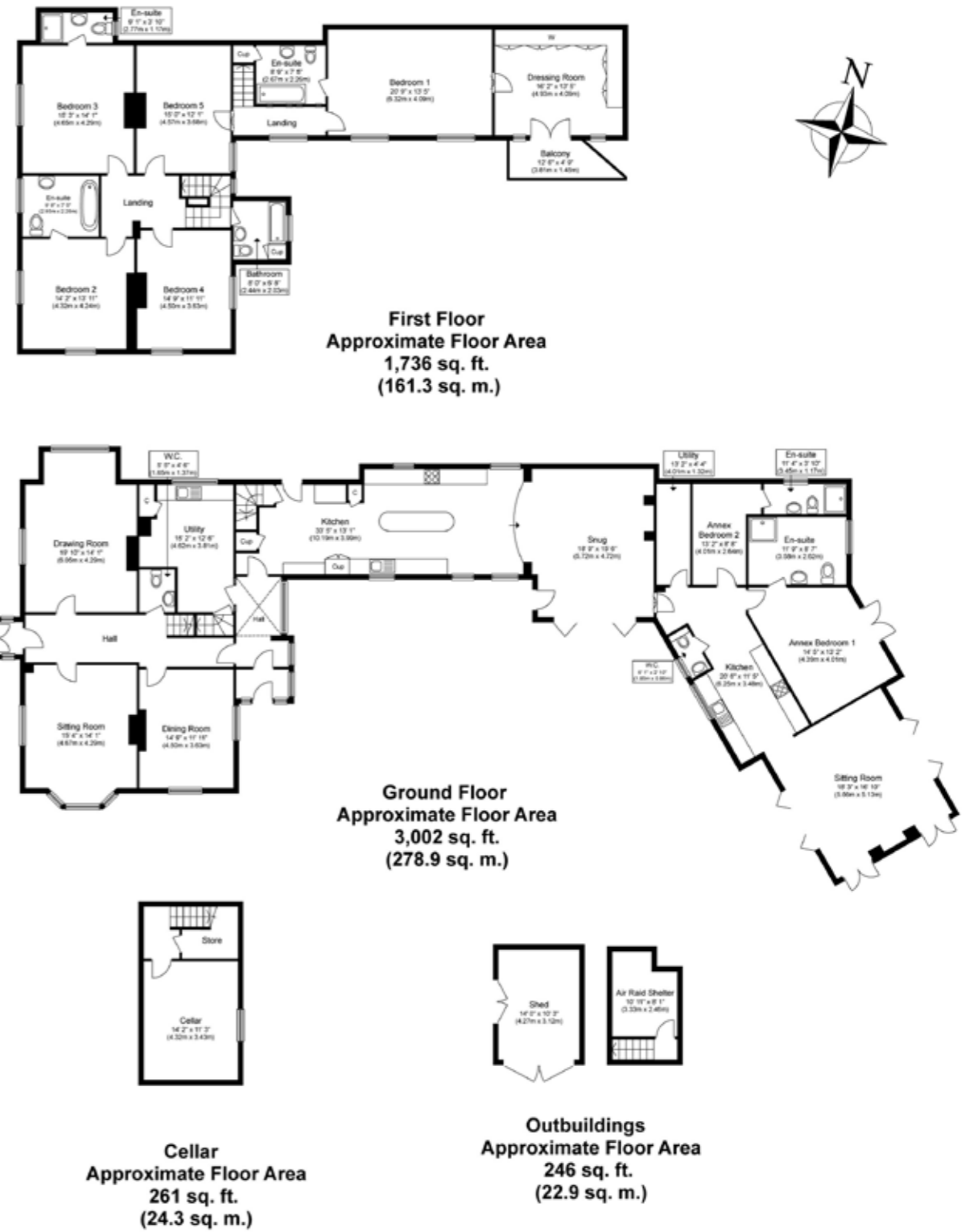
Moving through the property, the beautiful hand-crafted kitchen with all of the appliances one might expect certainly doesn't disappoint. Bi-folding doors from the snug lead out to the garden and an interconnecting annexe.

Completed in 2022, the annexe enjoys its own well-equipped kitchen, two spacious double bedrooms, each with an en-suite, and a stunning vaulted ceiling sitting room with triple aspects enjoying views out over different areas of the gardens.





“The house and gardens are incredibly private, and yet so close to the town...”



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.



Measuring approximately half an acre (STMS), the gardens are a real delight.

Flanked and bounded on three sides by high brick walls, there is a real sense of privacy and seclusion afforded.

A vast terrace is nestled between the front part of the property and the rear extension creating a beautiful south-facing sheltered spot for alfresco dining and outside entertaining.

“We’ve loved the walled gardens, the thatched summerhouse, and listening to the birds from the patio...”

The garden has been beautifully landscaped with a delightful lawn which was formerly a tennis court.

An oak-framed shed, thatched hut and even an air-raid shelter wait to be discovered...

With such a substantial home and grounds to explore, this is a home for all the family to get lost in or come together to write their own story.





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 deer 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, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield 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



Drawing Room

“The hand painted stained glass window in the front room is beautiful...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-2063-9210-2807-1965

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: ///campus.hazelnuts.shields

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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