



The Old Kings Arms
High Street | Foulsham | Norfolk | NR20 5RT

A WONDERFUL PERIOD PROPERTY



Immerse yourself in the rich tapestry of Norfolk history with this captivating Grade II Listed property. Lovingly restored by the Norfolk Historic Buildings Trust, this three-storey period home in the heart of Foulsham village offers a unique blend of original character and modern comfort.

Step back in time with exposed timber beams, inglenook fireplaces, and charming sash windows. The spacious accommodation caters perfectly to families, boasting four bedrooms - one with an en-suite - spread across the upper floors. Entertain in style in the generous sitting room or the dedicated dining room, while the well-equipped kitchen/breakfast room caters to culinary creations.

Unwind and embrace the outdoors in the delightful walled garden. Lush greenery from established shrubs and trees provides a tranquil escape, while the terraced area beckons for al fresco dining and summer soirées. A charming timber shed and summer house offer additional storage or a quiet retreat.

Convenience is assured with two allocated car parking spaces and a shared private driveway accessed from the rear.



KEY FEATURES

- A Grade II Listed property, offering a unique opportunity to own a piece of Foulsham's heritage
- Three well-proportioned bedrooms on the first floor, with a fourth private bedroom on the second floor offering additional space and tranquility
- Spacious master bedroom featuring an en-suite shower room for added convenience
- Family bathroom conveniently located on the same floor as the bedrooms
- Inviting dining room featuring a charming inglenook fireplace, perfect for creating a warm and inviting atmosphere
- Spacious and characterful sitting room featuring a warming wood burner and beautiful original beams that add a touch of history and charm
- Well-equipped kitchen, with a separate utility room providing additional space for laundry appliances and storage
- Step outside to a delightful, enclosed garden, a tranquil haven bursting with mature plants and shrubs, perfect for relaxation and entertaining
- Off-road parking for two cars with shared driveway access

Character and Space

"We were attracted to the property as it had so much character and had clearly been renovated sympathetically to a very high standard by the Norfolk Historic Buildings Trust, retaining its character and charm," the present owners said. "It also provided generous levels of family accommodation and light and airy rooms, with lovely views towards the village church and square. The house also occupies a central position at the heart of what is very much a quintessential Norfolk village, set in attractive countryside. Also for me, the location was very important; Foulsham offers quick and easy access into Norwich, only eighteen miles away and also to the A11 with quick links to Cambridge and London. Norfolk's beautiful coastline is also easily accessible by car in only around twenty minutes, so it was the perfect lifestyle choice for both me and my family. We have lived at the property for approaching nine years."

"The property dates back to the early 1700s and was one of the few timber framed buildings to survive the village fire in 1770. During its history, it was a cherished pub in the community and over the years I also understand it has been a hotel and bank.

The property retains its name, 'The Old Kings Arms' and many interesting features from its time as a pub/hotel, including a cast





KEY FEATURES

iron frame on the front of the property for the original pub hanging sign. Occupying a central position within the village, historical photographs and the history of the building can be readily sourced online. The property retains its original timber frame, and upon close inspection, the carpenters' markings from the 1700s can still be seen on some timbers."

"The property has been sympathetically and tastefully restored so that its historical character has not been compromised, which cannot be said of many period properties. This has also been achieved whilst providing bright and contemporary living accommodation. Its history is rich and varied and it has been a privilege to be part of that."

When asked about favourite spaces, the owners said, "The lounge is very cosy, and many relaxing evenings have been spent in front of the log burner. The dining room has also played host to many Christmas day gatherings for us and our extended family during our time at the property. The view from the front two bedrooms is also lovely to wake up to, looking out towards the village square and church. The kitchen is also large enough to spend time together as a family."

"The property has been a cherished family home for nearly a decade and will be very much missed by me, my wife and two grown sons, who are now making their own way in life. The property has only ever brought joy and will always be remembered fondly as a significant part of our family's history."

The Garden

"The property benefits from a cottage style garden which is well stocked with mature shrubs and plants and opens out into a larger area towards the end of the garden, which is very secluded and is a lovely place to sit during the summer months," the owners explained. "In particular, two large Japanese Maple Acer trees provide a lovely tranquil setting. Being a keen amateur naturalist, the garden has been fostered to provide a refuge for breeding birds and is a riot of birdsong in the summer. We have two off-road parking spaces, one adjacent to the house itself, and one towards the rear part of the garden to the rear of the summerhouse."





























INFORMATION



Out and Around

"The surrounding countryside is splendid," the owners said. "Foxley Wood Reserve is located close by, as is the attractive Bintree Mill and Meadows. The North Norfolk Coast can be reached by car in about twenty minutes and the Norfolk Broads can also be reached by car in around thirty minutes, as can the medieval city of Norwich. For me it is the perfect location to enjoy all the county has to offer. Within the village the house is within a stone's throw of the village store and the village also benefits from a friendly local pub, community hall and splendid church. The village also has a busy calendar of local community events for those that want to be involved."

In the catchment area for the highly regarded Reepham High School, Foulsham is a highly sought-after Norfolk village, its name deriving from "homestead of the birds". Located approximately one mile from the Norwich to Fakenham A1067, Foulsham is approximately nine miles from the bustling market town of Fakenham, known for its famous racecourse and Pensthorpe Waterfowl Park with its five hundred acres of nature trails.

Directions - Please Scan QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///entry.reclined.charted](https://www.what3words.com/entry/reclined.charted)

Services, District Council and Tenure

OFCH, Mains - Water & Drainage

Broadland District Council - Tax Band E

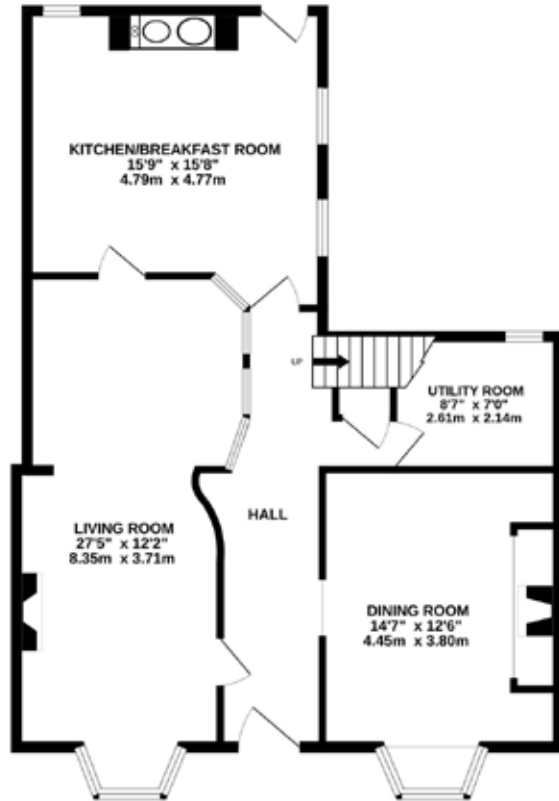
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

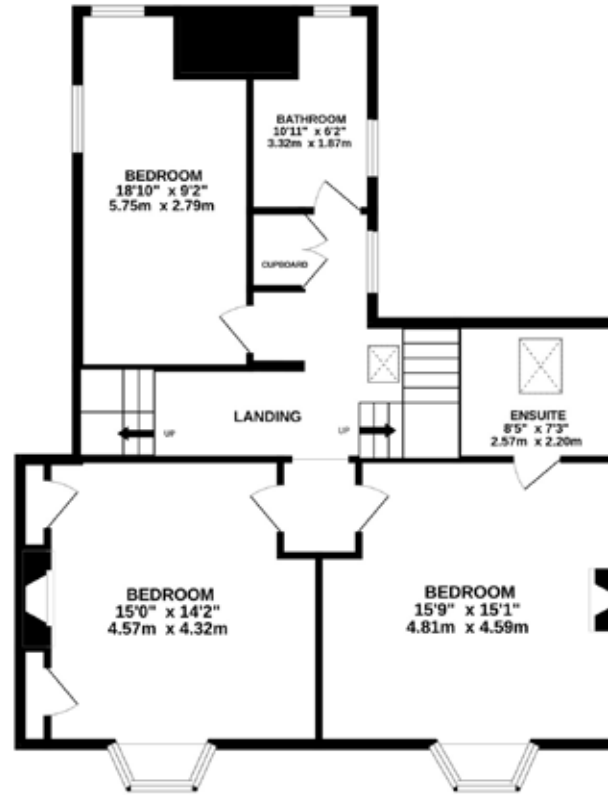
Freehold



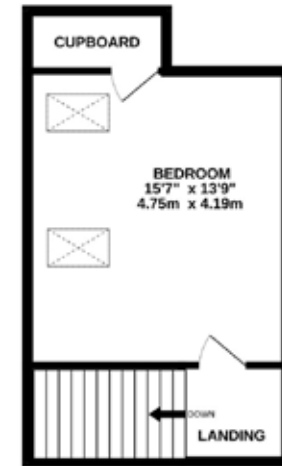
GROUND FLOOR
698 sq ft. (64.5 sq.m.) approx.



1ST FLOOR
925 sq ft. (86.0 sq.m.) approx.



2ND FLOOR
307 sq ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 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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