



INTRODUCING

The Old Fire House

Dereham, Norfolk

SOWERBYS



THE STORY OF

The Old Fire House

60 Shipdham Road, Dereham
Norfolk, NR19 1JP

Offered Chain Free

Recently Renovated and Extended

Self Contained Studio Annexe

Spacious Open Plan Kitchen/Dining Area

Close to Local Amenities and Schools

Easy Access to A47

Family Bathroom and En-Suite

Ideal Family Home

SOWERBYS DEREHAM OFFICE

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The Old Fire House is a recently renovated and extended family home, offered chain free, and situated within the well-served town of Dereham. The property combines modern open-plan living with flexible accommodation, making it ideal for families, multi-generational living, or those seeking space to work from home.

At the heart of the home is a spacious open-plan kitchen and dining area, designed to suit both everyday family life and entertaining. The layout provides a practical sense of flow while still allowing defined living zones, and benefits from the recent extension which enhances both space and natural light. The overall design supports modern living while retaining the character expected from a property such as The Old Fire House.

A key feature of the property is the self-contained studio annexe, offering excellent flexibility. This space is well suited for extended family, guest accommodation, independent living for older children, or potential home-working use. Having its own facilities, it provides separation from the main house while remaining easily accessible.

The main accommodation includes well-proportioned bedrooms, with the benefit of a family bathroom and an en suite, adding convenience for busy households. The layout has been carefully planned to maximise usable space, making the home practical as well as comfortable.

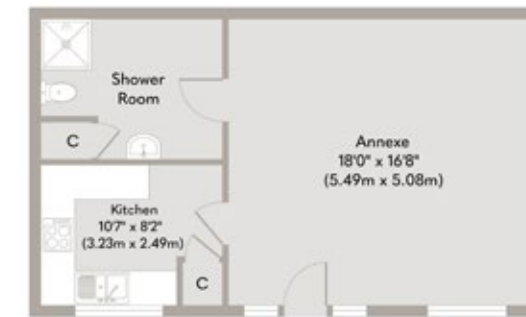
Having undergone recent renovation and extension, the property is ready for immediate occupation, allowing buyers to move straight in without the need for major works. Offered chain free, The Old Fire House presents an ideal opportunity for those seeking a well-located, flexible family home with modern living space and long-term versatility.





A flexible layout ideal for multi-generational living, home working or growing families.

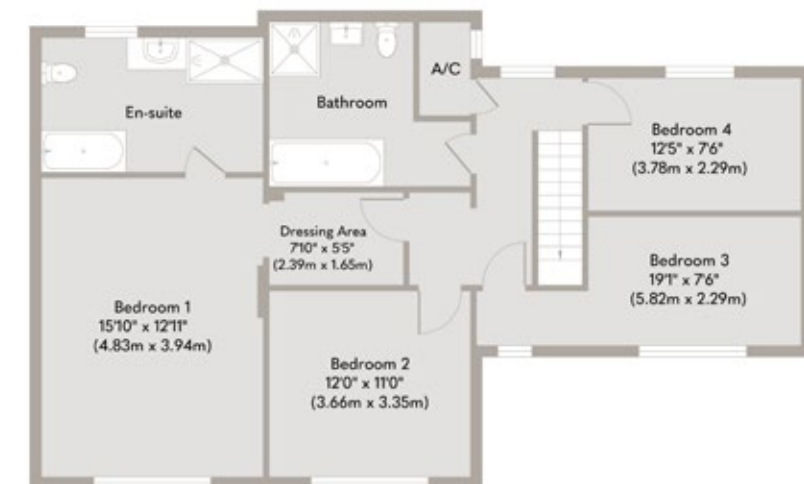




Outbuilding
Approximate Floor Area
482 sq. ft
(44.77 sq. m)



Ground Floor
Approximate Floor Area
876 sq. ft
(81.38 sq. m)



First Floor
Approximate Floor Area
950 sq. ft
(88.25 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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



“A versatile town home offering space, light and long-term flexibility.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0370-2439-5270-2227-0515

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: ///refrained.fooling.yacht

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SOWERBYS

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