



INTRODUCING

Truwell

Foulsham, Norfolk

SOWERBYS



THE STORY OF

Truwell

26 High Street, Foulsham, Norfolk
NR20 5RT

- Chain Free Detached Period Cottage
 - Two Generous Double Bedrooms, Both
with En-Suite Shower Rooms
 - Additional Ground Floor Cloakroom
for Everyday Convenience
 - Spacious Kitchen-Breakfast Room
Designed for Sociable Living
 - Versatile Self-Contained Barn Unit with
Kitchen and Bathroom Facilities
 - Ideal As a First Home, Downsizer
or Holiday Let Investment
 - Flexible Layout Suited to Multi-
Generational or Guest Accommodation
 - Private Courtyard Garden Offering
Low-Maintenance Outdoor Space
 - Positioned Within the Heart of a
Well-Served Norfolk Village
-

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Truwell is a detached two-bedroom cottage positioned in the centre of Foulsham, offered chain free and presenting an appealing opportunity for first-time buyers, downsizers or those exploring holiday let potential in a well-served Norfolk village.

The accommodation balances character with practicality. Both bedrooms are generously proportioned and benefit from their own en suite shower rooms, creating a layout that supports independent living and guest flexibility alike. A separate ground floor WC adds further convenience, enhancing the home's suitability for entertaining or short-term stays.

The kitchen-breakfast room forms the heart of the property – a welcoming and functional space designed for everyday living. With room for dining, it encourages relaxed mornings and informal gatherings, while remaining manageable and easy to maintain. The overall layout is well considered, offering comfort without excess and adaptability without compromise.

A notable feature is the additional barn unit, complete with its own kitchen and bathroom facilities. This versatile space offers genuine lifestyle and income potential, whether utilised as ancillary accommodation, guest overflow, creative studio or a supplementary holiday let. It broadens the appeal of the property considerably and adds a valuable dimension rarely found at this level.

Foulsham provides essential amenities and a strong sense of community, while the market towns of Reepham, Dereham and Fakenham are all within convenient reach for a wider range of shopping, schooling and services.

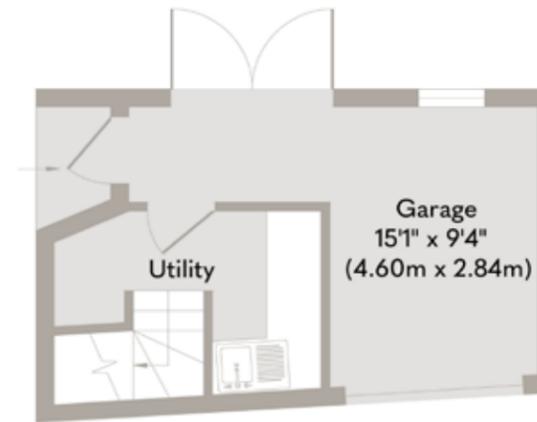
Detached, flexible and chain free, Truwell represents a compelling village home with enduring appeal.



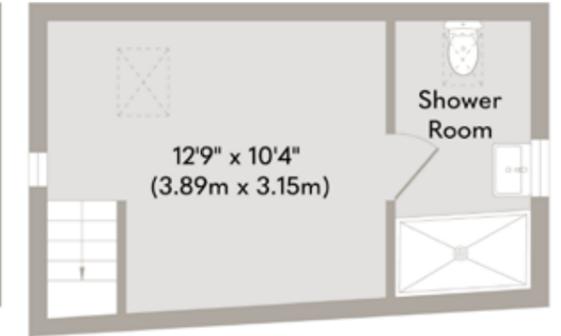


To describe this home
in just three words,
we'd say Truwell is
cosy, comfortable and
practical.

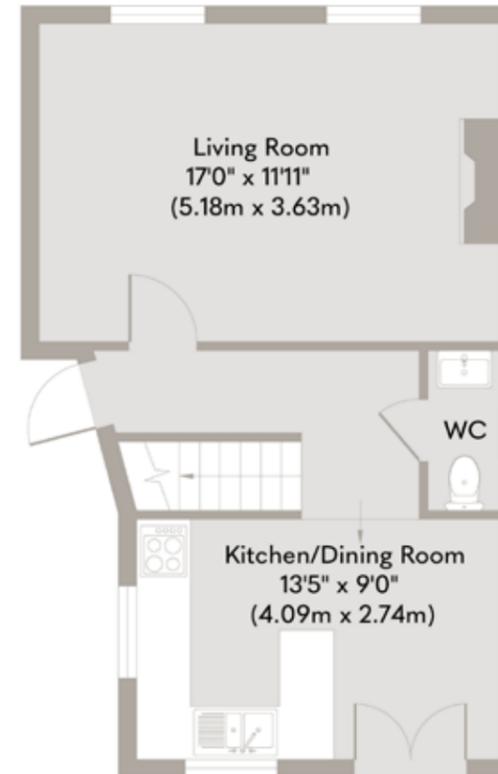




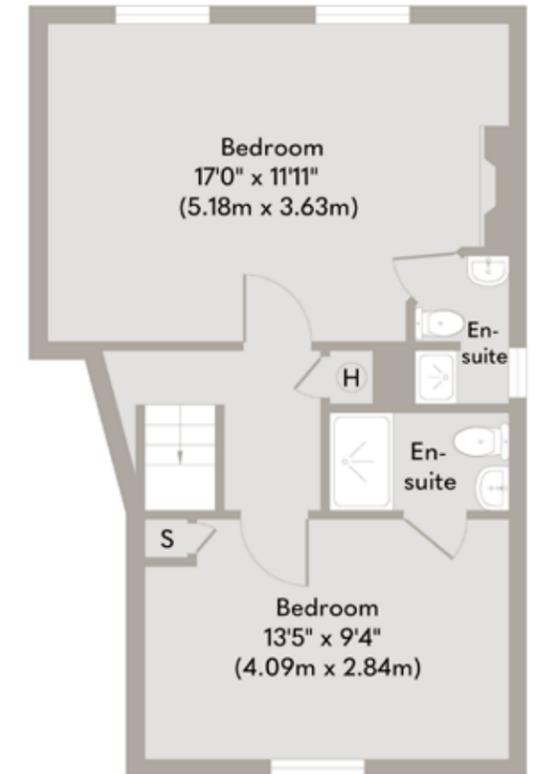
Garage Ground Floor



Garage First Floor
Approximate Floor Area
189 sq. ft
(17.55 sq. m)



Ground Floor
Approximate Floor Area
418 sq. ft
(38.83 sq. m)



First Floor
Approximate Floor Area
418 sq. ft
(38.83 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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Foulsham

TIMELESS NORFOLK
CHARM

Foulsham, a quaint Norfolk village steeped in history and picturesque charm, features the 14th century 'Church of The Holy Innocent', rebuilt after a fire in 1770 with its original 15th century tower preserved. The village boasts a lively community with amenities including a pub, shop, primary school, community centre, and park.

Located 10 miles from Holt, renowned for its Georgian architecture and vibrant village life, Foulsham enjoys proximity to amenities such as tea shops, antique stores, and Gresham's School. It falls within the catchment area of Reepham High School and is conveniently situated 18 miles from Norwich, offering easy access to transport links via rail and Norwich Airport.

Just a short distance from Foulsham, the market towns of Dereham and Fakenham offer their own unique charms and conveniences.

Dereham, located approximately 9 miles southwest, boasts a blend of historic architecture and modern amenities. The town features a bustling market, independent shops, and leisure facilities.

Fakenham, situated around 10 miles northwest of Foulsham, is celebrated for its traditional market and community spirit. With a range of local businesses, schools, and recreational opportunities, Fakenham retains a quintessential Norfolk character that complements the rural beauty of its surroundings.



Note from the Vendor



“The friendly village community and easy access to the outdoors have truly enhanced our way of living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///gloves.lamppost.deciding

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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