



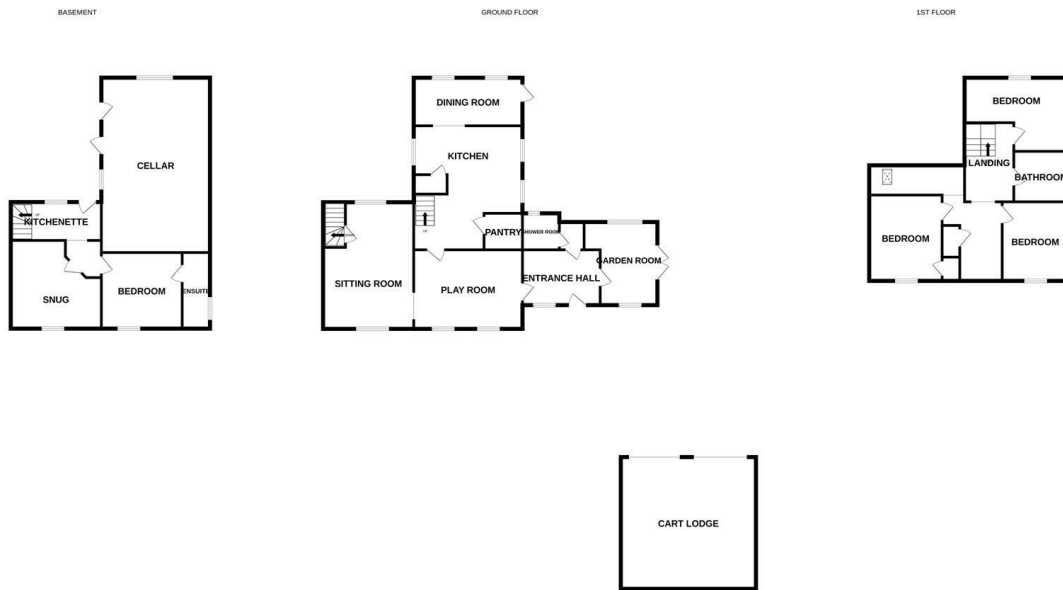
**17 Hindolveston Road | Foulsham | Dereham | NR20**

**Guide Price £675,000**

GUIDE PRICE £675,000-£700,000\*\*STUNNING DETACHED PERIOD HOME FULL OF CHARACTER AND HISTORY SET ON 0.74 OF AN ACRE (STS)\*\*NO ONWARD CHAIN! Gilson Bailey are delighted to offer this ONE OF A KIND, 16TH CENTURY, THREE STOREY, DETACHED HOUSE situated on a lovely and tranquil plot in the village of Foulsham. Accommodation comprising entrance hall, garden room, shower room, play room, sitting room, kitchen and dining room to the ground floor. On the first floor there are three bedrooms, a bathroom and large landing space currently being used as a bedroom but would also make an ideal office space. There is also a basement level which is accessible from the cosy sitting room and has its own kitchenette, snug, bedroom with en-suite and its own private entrance making it a fantastic annexe or holiday let. Outside there is a large, sweeping driveway providing ample off road parking and a cart lodge offering further sheltered parking leading to a private, mature garden mainly laid to lawn with a patio seating area all enclosed by new fencing, hedging and mature trees and there is also outside access to the cellar which is the same foot print as the kitchen. The house is steeped in history and has had many transformations over the years but has kept a lot of its original character such as the exposed brickwork and original beams and has three glass fronted wood burners in the sitting room, play room and snug. The property makes the perfect family home so be quick to book a viewing to appreciate the size and location on offer.







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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## Location

Foulsham is a typical Norfolk village graced with a rich history and quintessential architecture. 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.

## Accommodation Comprises

Front door to:

### Entrance Hall

Double glazed window, doors to play room, garden room and inner hall leading to shower room.

### Garden Room 13'2" x 10'11"

Triple aspect room with double glazed windows and French doors that open out to the garden.

### Shower Room 5'6" x 5'2"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window and radiator.

### Play Room 17'1" x 11'4"

Two double glazed windows, fireplace with wood burner, exposed beams, steps down to sitting room and door to:

### Kitchen 18'0" x 16'3"

Fitted wall and base units worktops over, butler sink, electric hob, fitted oven, Aga oven, space for fridge/freezer, washing machine and dishwasher, walk in pantry, exposed beams, windows to both sides, radiator.

### Dining Room 16'1" x 6'10"

Windows to rear, door to rear, two radiators.

### Sitting Room 18'4" x 12'10"

Windows to front and rear, two radiators, fireplace with a wood burner, timber door with steps down to:

### Annexe Kitchenette 9'8" x 5'1"

Butler sink, timber worktops with cupboards below, space for fridge/freezer, window and rear entrance door.

### Snug 12'9" x 11'7"

Window to front, radiator, exposed brick fireplace with wood burner, exposed beams, built in storage.

### Bedroom 11'2" x 10'7"

Window to front, radiator, exposed beams, door to:

### En-Suite 10'8" x 3'7"

Rolltop bath, low level WC, hand wash basin, radiator, exposed beams.

## First Floor Landing 12'1" x 8'7"

Doors to three bedrooms and a bathroom. Currently being used for a bedroom but would also make a great office space.

### Bedroom One 16'4" x 10'5"

Windows to side and rear, radiator, timber flooring, exposed beams.

### Bedroom Two 12'2" x 10'7"

Windows to front and side, radiator, timber flooring, exposed beams.

### Bedroom Three 12'5" x 10'5"

Window to the front, radiator, timber flooring, exposed beams, built in storage.

### Bathroom 9'0" x 7'3"

Rolltop bath with shower over, low level WC, hand wash basin, radiator, frosted window.

## Outside Front

Lawned garden and a sweeping driveway with parking for multiple vehicles and a timber constructed open fronted cart lodge. There is also separate vehicle access for those who want to use the basement level as an annexe or holiday let.

## Outside Rear

Brick built storage shed, large lawned garden, patio area, mature trees, enclosed by fencing and hedging.

## Cellar 25'6" x 15'7"

## Cart Lodge 19'7" x 19'2"

## Local Authority

Broadband District Council, Tax Band E.

## Tenure


Freehold

## Utilities

Superfast fibre broadband available.  
Mains water, electric and septic tank.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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