



The Granary  
Foulsham Road | Wood Norton | Norfolk | NR20 5BG

# SLICE OF THE GOOD LIFE



With a setting just outside the pretty rural village of Wood Norton, this beautifully converted five-bedroom detached property with a wonderful garden offers country living at its finest. A former granary originally converted in the 1980s, it boasts spacious and versatile accommodation ideal for family life, multi-generational living or for holiday lets.





# KEY FEATURES

- A Beautifully Converted Former Granary in a Rural Village Location
- Superbly Improved to Offer Versatile Stylish Accommodation
- Reception Hall, Kitchen Breakfast Room, Sitting Room, Family Room (with Wood Burner) and Laundry Room
- Three Ground Floor En-Suite Bedrooms, Two First Floor Bedrooms and Family Bathroom
- Double Fronted Enclosed Cart Lodge with Attached Garage and Log Store
- Landscaped Gardens with a Beautiful Backdrop Overlooking Fields and Farmland, a Courtyard and Entertaining Terrace
- Plot of approximately 0.5 of an acre (stms)
- The Accommodation extends to 2,955sq.ft
- Energy Rating: D

This is an opportunity to acquire a character-filled home in a peaceful rural setting, with glorious gardens, flexible accommodation, and some of the best views in Norfolk.

## So Much To Offer

"I was attracted to the peaceful location with its wonderful views, the layout and the high-quality finish of the property, but mainly the lovely feel and the amazing sunsets and sunrise views," the owner explained. The property stands out for its configuration – five bedrooms, four bathrooms, two living rooms and separate entrances – and so it is perfectly suited for those seeking flexible space, possibly for multi-generational families or for holiday lets. Bedroom three includes an "Elfin" cupboard kitchen unit, making it a self-contained unit.

"The exposed beams inside are also a lovely feature. Architecturally, there are so many things I love about The Granary," the owner commented. "The different levels, the glazed lantern roof and the brickwork in the lounge and the internal split door leading into it, the beautiful original glazed doors to the outside, the black metal stays at the front, and the courtyard I have put in." The new courtyard, with its climbing roses and lavender, is a gorgeous feature, "Full of daffodils and tulips, and then Alliums – all so very beautiful."







# KEY FEATURES

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## Favourite Spaces

Asked about favourite spaces, the owner replied, "I would have to say the lounge with the lantern roof, and wood burner. Cold crisp winter days with a roaring fire. I also love the view from my kitchen sink and my bedroom with the extraordinary sunsets." The property is "Not isolated but it is incredibly private and peaceful," and the owner has loved "The peace and the breath-taking views, the barn owl, the glorious roses in the courtyard, and the log burner in the winter."

## The Garden

The Granary's garden is a true sanctuary, with a substantial lawn, woodland area and stunning views of neighbouring farmland. "The back garden has a woodland area which has such an abundance of ladybirds and bees. I have planted some ornamental cherry trees and an Amelanchier which is usually in blossom at Easter. I have put up lots of bird boxes and had three Bluetit nests this year. I get so many visiting pheasants, thrush, robins, bluetits and a barn owl which comes from next door but sits on my garden fence." The owner added a new greenhouse and vegetable garden, and especially enjoys the 'garden throne' fashioned from a tree stump. The double fronted cart lodge with electric doors, attached garage and log store provides excellent storage and practical space for hobbies or vehicles.

"There are so many things that have made it a very special place for me: the peace and the breath-taking views, the barn owl, the glorious roses in the courtyard, and the log burner in the winter. I have loved living here," the owner reflected.





























































# INFORMATION

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## On The Doorstep

Wood Norton is a pretty village graced with fine period properties and the historic All Saints Church, known for its six perpendicular nave windows and unusual brick tower. The neighbouring village of Foulsham offers a village store, post office and pub, while Pensthorpe Gardens and Nature Reserve, one of Norfolk's best-loved attractions, is just a short drive away. Pensthorpe lies within the Wensum Valley, which acts as a migration corridor, and the reserve is made up of numerous different kinds of habitats, all of which attract different species. The Georgian market town of Holt, with its independent shops and eateries, and the market town of Dereham, with supermarkets and further amenities, are both around twenty minutes by car. The area is renowned for its countryside walks, wildlife, and sense of community, with village events centred around the church and hall.

## How Far Is It To?

The property is located not far from the B1110, which is the main road from Holt to Dereham, with both being around twenty minutes by car. And it is well positioned for access to both the coast and the city. It is approximately seven miles southeast of Fakenham with its range of shops and a choice of supermarkets in addition to a weekly market, cinema and racecourse. It is around twenty-one miles northwest of Norwich which offers a wide range of cultural and leisure facilities, good schools and mainline rail links to London Liverpool Street. The North Norfolk coast, with its beaches and nature reserves, can be reached in under half an hour by car.

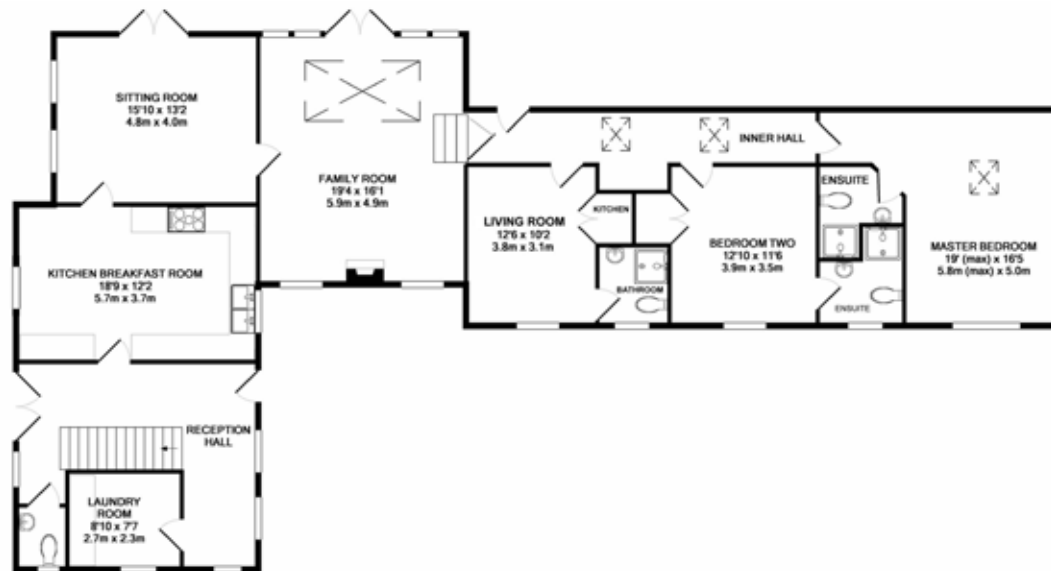
## Directions

From Fakenham, take the A1067 for approximately 5.6 miles until the left turn signposted for Stibbard onto Fakenham Road/Moor End, then turn right into Wood Norton Road and continue for 1.3 miles. On arriving at the junction with the B1110, continue straight across onto Brush Hill heading towards Wood Norton. Passing the church on the left, the road becomes Church Road, then Foulsham Road. The Granary is located on the right, set back from the road and identified by a Fine & Country For Sale Board.

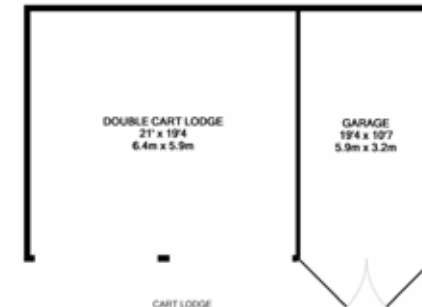
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council - Council Tax Band F  
Freehold





GROUND FLOOR  
APPROX. FLOOR  
AREA 1824 SQ.FT.  
(169.4 SQ.M.)



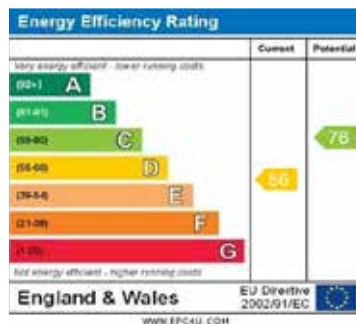
CART LODGE  
APPROX. FLOOR  
AREA 610 SQ.FT.  
(56.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2955 SQ.FT. (274.5 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 misstatement. This plan is for guidance 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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