



Foxley Wood Barn
Foxley | Dereham | Norfolk | NR20 4QR

VIEWS GALORE



This detached converted barn with a separate annexe stands in 4.4 acres. It has stunning views of the spectacular Norfolk countryside and a blend of authentic character and modern comfort. The setting is idyllic directly opposite Foxley Wood, Norfolk's largest ancient woodland. All these features make this a truly remarkable property with outstanding rural vistas and complete privacy.



KEY FEATURES

- A Detached Converted Barn dating from around 1790 with Wonderful Original Features and a Rich Agricultural History
- The Reception Areas are very Spacious including a Vaulted Hall, a Sitting Room with a Wood Burner and a Dining Room
- The Kitchen/Breakfast Room has Spectacular Countryside Views with an Adjacent Utility Room/Secondary Kitchen
- Four Bedrooms (Two with En-Suites), a First Floor Bathroom and Ground Floor Shower Room
- Original Features include Magnificent Oak Beams & Threshing Floor, Terracotta Floor Tiles, Vaulted Ceilings, Exposed Brick Walls and an Imposing Arch
- Grounds include Meadows (Potential Paddocks), Formal Gardens, Small orchard and a Wildlife Pond
- Bright Detached Barn Style Building (built c.2010) incorporating Home Office with Kitchenette and Lavatories, with Independent Ground Source Heating
- Outbuildings include a Triple Cart Shed, an Additional Garage with Adjoining Storage, Potting Shed and Further Outbuildings with Equestrian Potential
- The Accommodation extends to 3,939sq.ft
- Energy Rating: C

Foxley Wood Barn is a rare standalone property, originally part of the Gurney estate and dating to around 1790.

A Barn with a Story

Built for threshing, the barn retains its original threshing floor and robust oak beams, with English and Dutch bond brickwork. Lantern niches and portals for Victorian machinery have been thoughtfully preserved and adapted, while the building's history as a cattle shelter is still evident in the panelling within the interior which was placed there to cover up marks made by the hooves of the resident cattle. "Later, an additional opening was made to house a combine harvester and thus the barn is unusual in having three large openings," the present owners explained. "Within living memory, the barn was subsequently used as storage and for lodging bee hives before being sold for conversion some twenty-five years ago." When asked what first drew them to the property, the owners replied, "Its extreme rarity of being by itself with uncontaminated (by modernity) views, and just the gentle landscape of farmland, trees and three church spires; and flanked by Foxley Wood, the largest medieval woodland in Norfolk. When we first visited, we were struck by its quietness, sunsets and dark skies – glorious isolation yet having Bawdeswell and Reepham within cycling distance, and Norwich, Fakenham, Dereham and the Coast being easily accessible. The natural pond was an added bonus with its frogs, toads and dragonflies with visiting bird life. Being a professional artist and writer, the large self-contained annexe was also a big incentive – the ground source pump heating means that this is always a warm and creative space. The property also has as a small holding number and never a day goes by without some wildlife thrill."





KEY FEATURES

Accommodation and Layout

The main barn is approached via a shingled drive, with the house and outbuildings set centrally within the 4.4 acre plot. The entrance hall is cathedral-like, with vaulted ceilings, exposed beams, and original brick threshing tiles underfoot. Large triple glazed windows and Internorm sliding doors throughout the living spaces maximise the breathtaking rural outlook and natural light. The open-plan sitting and dining rooms flow from the entrance hall, with oak floors and an impressive inglenook fireplace and large Clearview stove at the heart. The kitchen/breakfast room is a highlight, with bespoke cabinetry, a central island, and a classic Aga set beneath exposed beams. The kitchen enjoys wonderful views, complemented by a utility room with summer kitchen and shower room - the ground floor is completed by a versatile workroom/bedroom adding flexibility, again with Internorm sliding doors onto a terrace. Upstairs, the principal bedroom suite boasts vaulted ceilings, exposed trusses, and panoramic views. Two further bedrooms and two additional shower rooms ensure ample space for family and guests. An attic room offers further storage or study space.

The Annexe and Outbuildings

A separate, purpose-built barn-like building serves as a home office or annexe, designed in keeping with the main barn's style and brickwork. It provides a large office area, kitchenette, and cloakrooms, all with modern utilities and its own ground source heat pump. Additional outbuildings include a triple cart bay garage, enclosed garage with storage, potting shed (currently used for throwing pottery), and a further large outbuilding for additional storage.

Grounds and Setting

Foxley Wood Barn sits in the heart of its own grounds, with formal gardens, a small orchard, a wildlife pond, and two meadows (one of which has separate gate access and could provide a two-acre paddock) - all bordered by natural hedgerows. The terrace runs the width of the barn, offering the perfect spot to enjoy the uninterrupted views and sunsets. The setting ensures complete privacy, with open farmland on three sides and close proximity to the renowned Foxley Wood.

Improvements and Comfort

The barn has been significantly improved in recent years, with triple-glazed windows and Internorm sliding doors, enhanced insulation, new roof with high specification insulation and updated bathrooms and utility room. Additional warmth and efficiency is achieved with a Clearview stove, Aga, and photovoltaic panels (installed in 2011 with the original higher Feed-in Tariff, which usually covers the total cost of annual electricity). The property is supplied by a private borehole, meaning no water bills are payable, and a new pressurised vessel provides powerful showers throughout the property. "All of the bathrooms and shower rooms have been updated over recent time," the owners explained. "The utility room/secondary kitchen was created with an additional Stoves Sterling electric 110cm induction cooker to allow for cooking when the summer temperatures permit the oil-fuelled Aga to be turned off. The majority of the radiators have been replaced, and all shower rooms have heated towel rails."





































INFORMATION



On The Doorstep

Foxley Wood Barn is directly adjacent to Foxley Wood, Norfolk's largest ancient woodland and a Site of Special Scientific Interest managed by the Norfolk Wildlife Trust. The reserve is celebrated for its bluebells, butterflies, and birdlife, including rare species such as the purple emperor butterfly and spotted flycatcher.

"There are some wonderful cycle rides to be enjoyed, particularly to the Heydon Tearooms and Estate, to Reepham and beyond to Walsingham. Reepham, Bawdeswell and Norwich are all in easy reach for shopping," the present owner said. The nearby villages of Foxley and Bawdeswell are welcoming and active, with local shops, a school, and regular bus services to Norwich and the North Norfolk coast. Reepham is just five miles away and has all the amenities of a bustling market town including a butchers, a delicatessen/pantry, coffee shops, hairdressers, pharmacy, public houses, post office, library, church, doctors surgery and has an excellent school and sixth form.

How Far Is It To?

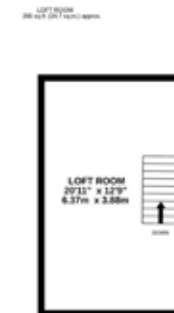
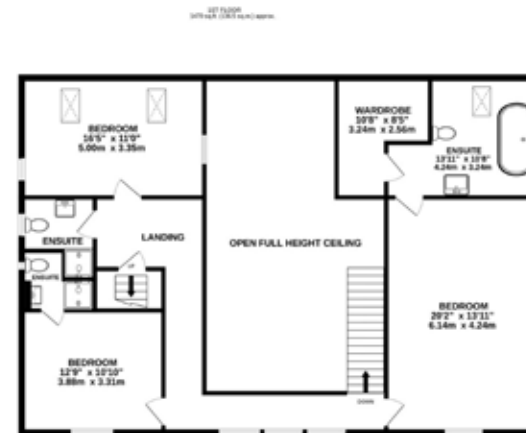
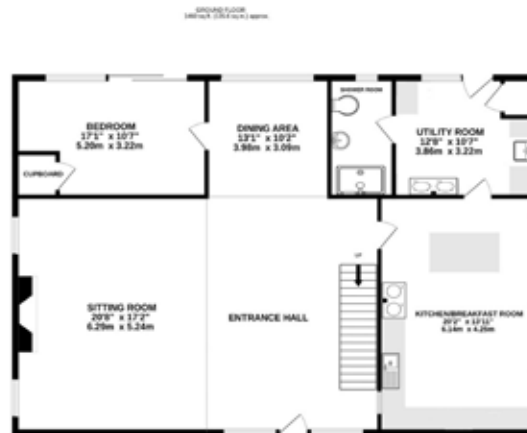
The cathedral city of Norwich, with its extensive shopping, cultural attractions, a mainline rail link to London Liverpool Street and international airport, is approximately fourteen miles to the southeast. Dereham is just six miles away and Fakenham, with its weekly market, supermarkets, and leisure facilities, is ten miles by car. For those seeking the coast, the stunning beaches and nature reserves of North Norfolk are less than twenty miles away, making this a superb base for exploring the region in all seasons. The Norfolk Broads and the coast are both less than twenty miles distant, while Blakeney and Wells are just half an hour away by car.

Directions

From Fakenham, take the A1067 towards Norwich until turning left at the brown National Trust sign for Foxley Wood. Continue along The Street and onto Themelthorpe Road. Foxley Wood Barn is located close to the main entrance to Foxley Wood, on the left-hand side, set back from the road.

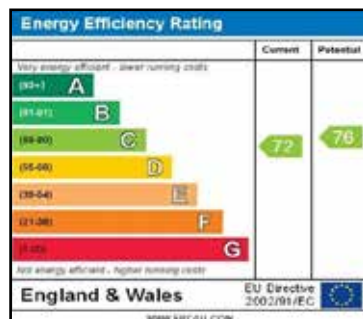
Services, District Council and Tenure

Ground Source Heat Pump, Oil Aga and Boiler, Private Drainage, Private Borehole Water Supply, Photovoltaic Panels (Feed-In Tariff Applies)
Broadband Available - National Broadband 5G Aerial currently fitted providing Download 46.8 MBs and Upload 22.5 MBs
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band F
Freehold



TOTAL FLOOR AREA : 3939 sq.ft. (365.9 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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