



THE STORY OF

Beacon Cottage

Foulsham, Norfolk

SOWERBYS

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Beacon Cottage

2 Claypit Road, Foulsham,
Norfolk, NR20 5RW

Period Cottage

Sitting Room with Wood-Burning Stove

Three/Four Bedrooms

Newly Fitted Utility/Boot Room

Character Features Throughout

Stunning Open-Plan Kitchen/Dining Room

Landscaped Garden

Idyllic Village Location

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“...the perfect blend of historical character and contemporary comforts.”

Welcome to this charming three/four bedroom period cottage, quietly nestled along a peaceful country lane. Recently expanded to include a convenient boot room and an additional double bedroom, this delightful property presents a perfect blend of historical character and contemporary comforts.

Step inside to discover a warm and inviting interior, adorned with pamment floors, exposed floorboards, beamed ceilings, and latched doors. The ground floor features a cosy sitting room with a wood-burning stove and a spacious open-plan kitchen/dining room. The latter boasts a part-glazed roof and

french doors that lead to the beautifully landscaped garden, creating an ideal space for relaxation and gatherings. The ground floor also benefits from a downstairs cloakroom.

Upstairs, the main bedroom with a beamed ceiling and en-suite bathroom awaits, accompanied by a dressing room which could easily serve as an occasional third bedroom. The second bedroom found on this floor also boasts space and luxury with a private en-suite.

Ascend to the second floor to find an additional double bedroom or home office, providing a private retreat.





First Floor
Approximate Floor Area
399 sq. ft
(37.11 sq. m)

Second Floor
Approximate Floor Area
153 sq. ft
(14.19 sq. m)



Ground Floor
Approximate Floor Area
519 sq. ft
(48.18 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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Outside, the enchanting garden offers sun terraces, a shaped lawn, and well-maintained shrub and flower beds.

Situated in a historical village surrounded by open countryside, this cottage offers delightful walks and stunning scenery right at your doorstep. With its cosy charm and thoughtful design, this property is a wonderful example of comfortable living in a serene setting.



ALL THE REASONS

Foulsham

IN NORFOLK
IS THE PLACE TO CALL HOME



A typical Norfolk village, quietly positioned on a small lane.

Foulsham, a typical Norfolk village graced with a rich history and quintessential architecture. The name means "Homestead of the birds". The lovely 14th century 'Church of The Holy Innocent' was burnt severely in a fire in 1770 and was rebuilt with its 15th century tower intact.

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.

It's just 18 miles from Norwich with its rail link to Liverpool Street and Norwich Airport, which is the perfect intercontinental gateway through Schiphol Airport.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



"...surrounded by open countryside, there are delightful walks and stunning scenery right at your doorstep."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8954-7028-2070-6752-7926

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: ///velocity.chess.dining

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