



THE STORY OF

The Old Kings Arms

Foulsham, Norfolk

SOWERBYS



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The Old Kings Arms

25 High Street, Foulsham, Norfolk
NR20 5RT

Former Village Pub

Grade II Listed Charm

Four Spacious Bedrooms

Principal Bedroom with En-Suite

Characterful Reception Rooms

Wood-Burner and Beams

Modern Kitchen and Utility

Enclosed Tranquil Garden

Off-Road Parking for Two Cars

Total 2,131 Sq. Ft.

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Once a bustling village pub, this remarkable Grade II Listed property has been lovingly transformed into a stunning family home, retaining its character and charm while offering modern comforts. Steeped in history, it now stands as a unique opportunity to own a piece of Foulsham's heritage.

Stepping inside, you're greeted by the spacious sitting room, where a wood-burner takes centre stage, framed by original beams that whisper of days gone by. The former public house's lively spirit lingers, reimagined as a cosy space perfect for family life. Adjoining this is the dining room, with its captivating inglenook fireplace, harking back to the building's rich past and promising warmth on cooler evenings.

The kitchen, once the hub of hearty meals and village gatherings, has been thoughtfully redesigned to cater to modern needs while retaining its rustic charm. A separate utility room adds practicality, keeping daily tasks tucked neatly out of sight.

The first floor reveals three beautifully proportioned bedrooms, including the principal suite, a haven of comfort complete with an en-suite shower room. A family bathroom on this level provides convenience for all. Upstairs, a fourth bedroom offers a secluded retreat, ideal for guests or a quiet workspace.

Outside, the transformation continues. The enclosed garden, bursting with mature plants and shrubs, offers a tranquil escape, far removed from the lively days of the pub's beer garden. This is a space to relax, entertain, and enjoy the seasons. Practicality is well-considered, with off-road parking for two cars.

Offering 2,131 sq. ft. of living space, this extraordinary property blends its storied past with a new chapter, ready for those seeking a home rich in character, history, and charm.



The view from the two front bedrooms is lovely to wake up to, looking out towards to village square and church.





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



“...one of the few timber framed buildings to survive the village fire in 1770, it's been a pub, a hotel and a bank, and retains many interesting features”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An EPC is not required due to the property being Grade II Listed.

TENURE

Freehold.

LOCATION

What3words: ///shine.garlic.handbags

AGENT'S NOTE

The property is Grade II Listed.

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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