

THE STORY OF

Virginia House

Foulsham, Norfolk

SOWERBYS



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Foulsham, Norfolk
NR20 5RX

Impressive Grade II listed Georgian Residence Dating from 1773

Five Generously Proportioned Bedrooms

Two En-Suite Bedrooms, Including One with Dressing Room

Elegant Reception Rooms with Wood-Burning Stoves

Beautifully Appointed Kitchen/ Breakfast Room with Vaulted Ceiling

Additional Reception Room with French Doors to the Terrace

Established Formal Gardens and Secluded South-Facing Courtyard

Secure Gated Driveway with Parking for Several Vehicles

Period Coach House with Garage and Workshop Facilities

Planning Permission Granted for Conversion into an Annexe or Holiday Let, with Additional Permission for an Orangery

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Virginia House is an exceptional Grade II listed Georgian residence of considerable charm and distinction, occupying a prominent position within the historic village of Foulsham. Dating back to 1773, this impressive detached home offers a wonderful blend of architectural heritage and thoughtfully arranged accommodation, extending across three floors and providing in excess of 2,300 sq. ft. of living space.

The handsome red brick elevations, set beneath a traditional black pantile roof, create an impressive first impression. A symmetrical façade is enhanced by elegant three-bay sash windows and a central entrance framed by decorative pilasters and an ornate fanlight, reflecting the architectural elegance of the Georgian period. Carefully restored and enhanced over the years, the property has benefited from subtle cosmetic improvements by the current owners, while retaining its original character.





Inside, generous ceiling heights, excellent natural light and well-proportioned rooms create an atmosphere of understated elegance. The central entrance hall provides a formal introduction to the accommodation, with two reception rooms positioned either side. The drawing room features an attractive fireplace with wood-burning stove, while the formal dining room offers an equally appealing setting for entertaining, also with a wood-burning stove.

> Beautiful gardens, light-filled rooms and a wonderful sense of community, with friendships made along the way.

Further reception space is provided by a delightful dual-aspect sitting/dining room, where french doors open onto a west-facing terrace. To the rear, the triple-aspect kitchen and breakfast room is a particularly appealing space, featuring a vaulted ceiling, bespoke in-frame Shaker cabinetry and a combination of hardwood and granite work surfaces. French doors connect the room with the garden, while a well-appointed utility and boot room, with independent side access, and a guest cloakroom complete the ground floor.

























The first floor is home to two substantial principal bedrooms, both with fitted wardrobes and en-suite facilities, one also benefiting from a dedicated dressing room. The second floor provides three further generously proportioned bedrooms, offering flexibility for family, guests or home working, together with an additional shower room.

Outside, Virginia House enjoys established gardens and a collection of private outdoor spaces. To the north, a driveway leads through secure gates into a courtyard providing parking for several vehicles. Here, the attractive former coach house is currently arranged as garaging, workshop and storage space.

Planning permission has been granted for the conversion of this historic outbuilding into an annexe or holiday accommodation, offering exciting potential for additional living space, guest accommodation or an income-generating opportunity, subject to the relevant permissions and conditions.

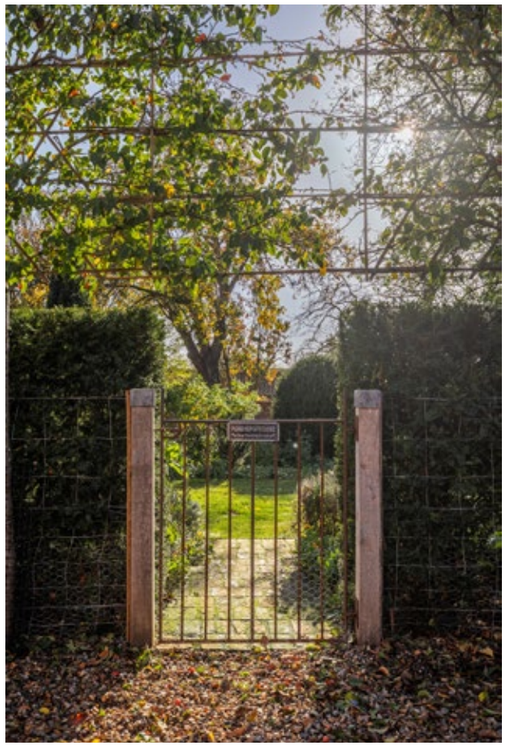
The principal rear garden enjoys a wonderful south-westerly aspect, with expansive lawns, mature planting, colourful flowering beds and established shrubs. A substantial paved terrace provides an ideal setting for outdoor dining and entertaining, while traditional brick walls, mature hedging and ornamental pleached trees create an attractive sense of enclosure. A further walled courtyard garden to the south offers a secluded, sun-filled retreat.

Virginia House represents a rare opportunity to acquire a significant Georgian residence, combining architectural heritage, beautifully maintained accommodation and established gardens, with the added benefit of considerable future potential.











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



"Beautifully spacious and light-filled, with a wonderful sense of space throughout."

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

COUNCIL TAX
Band to be confirmed.

ENERGY EFFICIENCY RATING
An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE
Freehold.

LOCATION
What3words: ///survived.unleashed.passports

AGENTS NOTE
The property also benefits from two planning consents, one to convert the outbuildings to a self contained annexe/holiday let and one to add a large orangery to the main house.

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.

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