



THE STORY OF
Holly Lodge
Dereham, Norfolk

SOWERBYS



THE STORY OF

Holly Lodge

206 Norwich Road, Norfolk
NR20 3AY

Detached Victorian Home

Five Bedrooms

Three Reception Rooms

Kitchen/Breakfast Room and Conservatory

Two Bathrooms

Original Character Features Throughout

South Facing Garden of Approximately
1/3 of an Acre (STMS)

Outbuildings

Parking for Several Cars

Enviably Town Location

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Located on one of the premier roads of Dereham, just on the outskirts of the town itself and only a short drive to the cathedral city of Norwich, is the lovely Holly Lodge, a detached five bedroom Victorian home.

Entering through the front door, you arrive in a warm and welcoming hallway. The front door itself is thought to be the original door and is a fine example of the craftsmanship found in 1869, with its leadwork and stained-glass panels, the owners have also painted it a colour that was typical during this period. On the left-hand side of the hallway is a generous study and to the other is the formal sitting room, both with high ceilings, original cornicing and textured wallpaper on the ceiling, something very typical of this era. The formal sitting room also boasts a stunning bay window with wooden sash windows.

This continues throughout the property into the more informal sitting room, which was two rooms at one time but has been opened up to create a large open space. The current owners have cleverly zoned this space with a cosy area by the fire, a favourite place for the family to come together in the long winter nights.

On the ground floor, the property continues into a vaulted kitchen/breakfast room with windows, including a bay window, overlooking the garden. There is space for a table as well as a cosy sitting area which the current owners use as a reading room. This area could also be used as a breakfast area, a play room or a home-office space and has glazed double doors out to the garden.

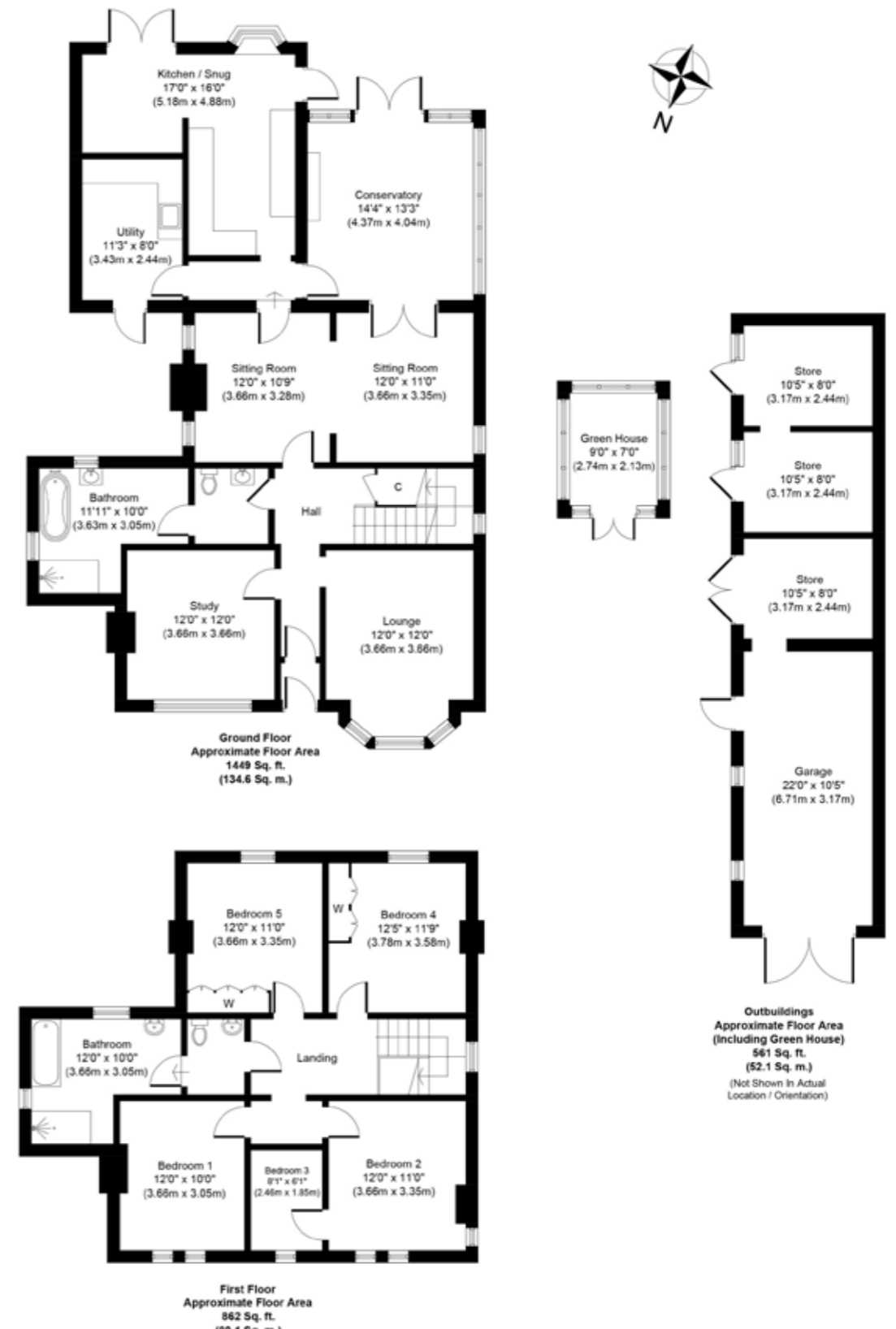
On the other side of the kitchen is a large, conservatory that the current owners use as the formal dining room, it is a great place to entertain all year around. The ground floor also benefits from a bathroom and a utility that leads out to a private courtyard where the laundry can be aired out of sight of the garden.

Upstairs there are five bedrooms, four of which are doubles and one a single bedroom off the primary bedroom, this could be changed into a private en-suite, large walk-in wardrobe or left as is and would make the perfect nursery. This floor also benefits from a large family bathroom with double sized walk-in shower.

Outside and to the rear is a large, south-facing garden of approximately 1/3 of an acre (STMS) that backs directly onto the Cherry Lane allotments beyond. There are Bramley apple trees and the original stable and cart shed, now used as a garage, with a series of storage rooms and a potting shed.

The conversion potential here is endless and with the right planning permission, could be converted into a small annexe or holiday rental for a bit of extra income if needed. To the side of the property, connecting the garage to the front of the property is a large shingle driveway, which has parking for several cars in two separate sections.





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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



“A fine example of 1869 craftsmanship, with original leadwork and stained glass.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 4732-0121-2200-0128-0202

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: ///stiffly.lions.ladders

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SOWERBYS

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