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THE STORY OF

21 Baxter Row

Dereham, Norfolk

SOWERBYS



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21 Baxter Row

Dereham, Norfolk
NR19 1AY

Converted Pub Dating Back to 1700

Town Centre Location

Versatile Reception Rooms and Living Space

Outdoor Office/Studio

Basement Cinema Room

Private and Mature Rear Garden

Plentiful Off-Road Parking

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





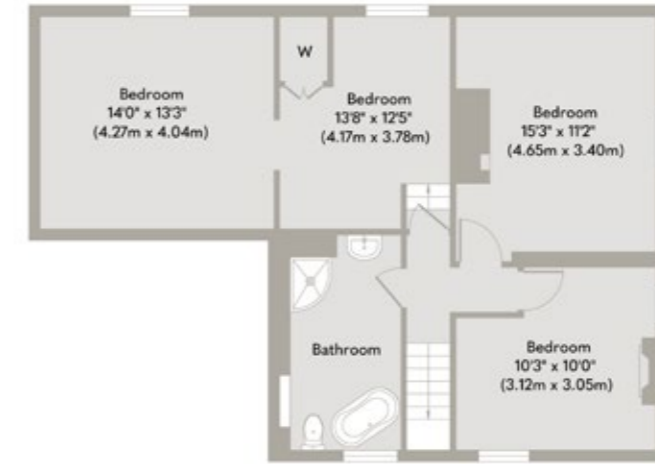
Tucked away in the heart of town, this standout four-bedroom detached home is bursting with character and charm. Once a bustling public house dating back to the 1700s, it now offers a beautiful blend of historic features and contemporary comforts - the perfect mix for modern living.

Inside, you'll find a generous and flexible layout with multiple reception rooms that can easily be adapted to suit your lifestyle - whether you're after cosy lounges, a formal dining space, or a stylish home office. The four spacious bedrooms provide plenty of room for growing families, guests, or anyone needing that bit of extra space.

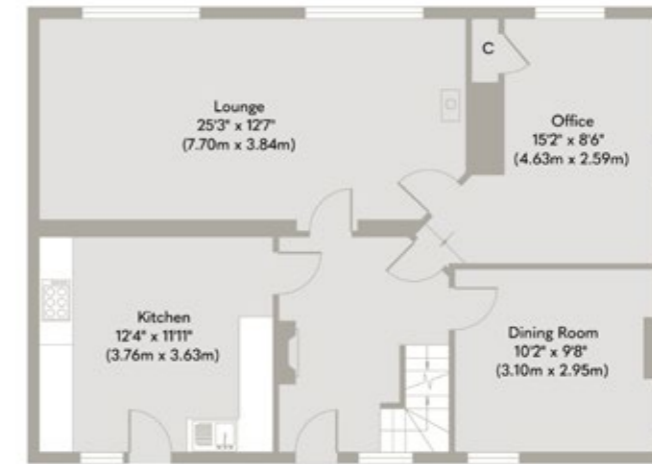
Creative types and home workers will love the separate garden studio - an ideal spot for focused work or personal projects - while film lovers will be drawn to the cosy basement cinema room, made for nights in and box-set marathons.

Step outside and you'll discover a private, mature garden - a peaceful escape from the hustle and bustle - as well as ample off-road parking for added convenience. Throughout, the home is beautifully presented, with tasteful updates that complement its period charm, making everyday life that bit more special.

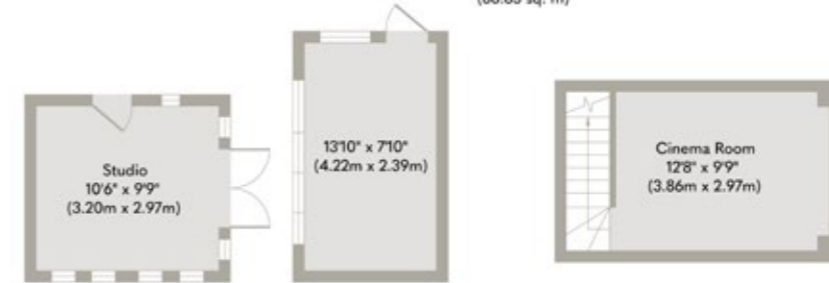
With its central location, flexible layout, and rich history, this is a truly unique home that offers something a little different - full of character, yet ready for modern life.



First Floor
 Approximate Floor Area
 749 sq. ft
 (69.61 sq. m)



Ground Floor
 Approximate Floor Area
 935 sq. ft
 (86.83 sq. m)



Outbuilding
 Approximate Floor Area
 211 sq. ft
 (19.63 sq. m)

Basement
 Approximate Floor Area
 147 sq. ft
 (13.63 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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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



The property's cinema room

“...a unique blend of historical character and modern convenience.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2129-6114-0111-7229-1159

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: ///insiders.prompt.populate

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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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

