



THE STORY OF

# Bracken Barn

*Foulsham, Norfolk*

SOWERBYS



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# Bracken Barn

Reepham Road, Foulsham, Norfolk  
NR20 5PP

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Barn Conversion in Small Complex

Versatile Accommodation

1/3 Acre (STMS) Private Plot

Popular Village Location

Air Source Heat System, Solar Panels,  
and 10kWh Battery Storage

Open Plan Kitchen/Dining/Living Space

Multiple Reception Rooms

Easy Access to Local Market Towns

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Bracken Barn is a striking blend of character and modern living. Originally an 1830s cart lodge, it has been thoughtfully converted to combine rustic charm with contemporary comfort. Exposed brickwork, original beams, and a welcoming atmosphere give the home personality, while energy-efficient features - including an air source heat pump, solar panels, and battery storage - keep it practical for modern life.

Set in a peaceful corner of a barn complex, the property sits on a generous 0.33-acre plot (STMS) with a secluded garden, woodland, and lawn. Inside, natural light fills the ground-floor rooms, with a kitchen/dining room that opens directly to the garden and reception spaces designed for relaxed living.

Upstairs, the first floor sitting room features vaulted ceilings and wide-reaching views, offering a striking yet comfortable retreat. Three bedrooms, including a principal with en-suite, complete the layout.

Outside, a wraparound patio, garage, and 15ft workshop provide space for hobbies, storage, and entertaining.

Foulsham itself offers a slower pace without losing connection. The village has a strong community, quiet lanes, and local spots like the Queen's Head Steak and Grill. Nearby Reepham provides shops, amenities, and excellent schooling, with Foulsham falling within the popular Reepham High School catchment.

Bracken Barn is ideal for those seeking a home with character, outdoor space, and a modern, energy-conscious edge, all within a peaceful, connected countryside setting.





Bedroom  
13'10" x 7'8"  
(4.22m x 2.34m)



Outbuilding  
Approximate Floor Area  
132 sq. ft  
(12.26 sq. m)



Bedroom  
7'6" x 7'2"  
(2.29m x 2.18m)

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 Sowerbys



“Light-filled, eco-friendly, and full of character - countryside living at its best.”



### SERVICES CONNECTED

Mains electricity and water. Air source heating system.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

E. Ref:- 2270-3009-5201-3039-8200

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: ///winemaker.variety.mugs

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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