



Wades Farm
Wood Norton Road | Foulsham | Norfolk | NR20 5TX

 FINE & COUNTRY

FIELD OF DREAMS



Sitting at the heart of approximately 32 acres of peaceful Norfolk countryside just a mile from Foulsham, this barn dates back to the 1830s and has been transformed by the current owners into an exceptional four-bedroom home of impressive scale and character.

With an extensive range of outbuildings, a productive orchard, wildlife pond and land that offers genuine scope for agricultural, equestrian or other uses, this is an opportunity of a kind seldom found on the open market.



KEY FEATURES

- An Exceptional Barn Conversion of 1830s Origin, sitting in around 32 acres with Far Reaching Views
- Four Bedrooms, Three Bathrooms including Two En-Suites
- Expansive Living Room, Sitting/Dining Room, Games Room, Utility Room, Office and Impressive Main Hallway with Open Glass Roof
- Recently Renovated Kitchen with Breakfast Bar
- Dramatic Arched Feature Window & Character Ceiling Heights Throughout
- Approximately 32 acres (stms) with Far-Reaching Rural Views
- Large Workshop, Double Garage, Three-Bay Cart Shed, Carport and Storage Barn
- Orchard, Wildlife Pond, Extensive Lawns and Patio
- The Accommodation extends to 3,900sq.ft
- Energy Rating: D

An exceptional opportunity to acquire a characterful converted farmstead with substantial land and outbuildings in a peaceful mid-Norfolk setting, offering space, privacy and versatility in equal measure.

A Grand Vision

"We first purchased the property when it was derelict – it was such lovely location with beautiful views," the owners explained when asked what first drew them to the property. "And we converted the barn ourselves." The original structure was an agricultural barn dating from 1830 and by the time the current owners acquired it in 2000, it had fallen into a state of complete disrepair. Over the following quarter of a century, they undertook the entire process themselves, transforming a redundant building into the generous, characterful family home that stands there today. The result is a property that combines the authentic fabric of a 19th-century Norfolk barn, its soaring volumes, exposed timbers and the distinctive arched window that the owners particularly love, with all the practical comforts of modern living. The land, formerly operated as a game farm, retains a range of traditional agricultural structures that add both utility and visual character to the holding. The most recent significant project has been the renovation of the kitchen, which has been completed to a high standard. The property has been continuously maintained and developed throughout their long ownership, with the outbuildings, grounds and land all managed and improved over the years.

The Wow Factor

The scale of the property will not fail to impress, announcing itself immediately when one steps inside. The entrance hall alone extends to over 37 feet in length, setting the tone for the generous proportions that run throughout the building. The living room is the grandest room in the house, a vast entertaining space in which the family has gathered for many years of celebrations. Across the hall from it, a sitting/dining room of nearly 19 by 14 feet offers a more intimate and relaxed living area. The recently renovated kitchen is finished to a high standard with its own garden outlook and then there is a ground-floor office.





KEY FEATURES

To the back of the entrance hall is a dedicated games room which is accessible through the utility room – all these spaces complete an exceptionally flexible ground-floor layout, together with a WC. Upstairs, four bedrooms are served by three bathrooms, two of which are en suites. The first-floor landing is generously proportioned, and the bedroom accommodation is well arranged, with attic storage accessible from the landing on either side. The overall first-floor area of approximately 1,838 sq. ft. speaks to the barn's considerable volume above as well as below.

So Much To Offer

"We love the look of the barn, especially the arched window and the location," the owners said – and it is this combination of architectural character and setting that makes Wades Farm so compelling. Few properties can offer the soaring internal volumes of a genuine 19th-century barn conversion alongside such a significant acreage of Norfolk countryside, a productive orchard, a wildlife pond and a comprehensive range of outbuildings, all within a mile of a village with everyday amenities. The land offers genuine potential for equestrian, agricultural or other uses subject to any necessary consents, while the house itself is large enough to accommodate extended family, guests or perhaps a home business with ease.

The Outside

The grounds at Wades Farm are as much a part of the appeal as the house itself. "We have 32 acres, a large workshop, double garage, three-bay cart shed and another garage. And we have a lovely large back lawn and patio which is great for entertaining, and it's easily managed as it's mostly lawn," the owners said. To the front, a lawn and gravel garden with various shrubs creates a handsome approach, while the rear offers a large lawned area and patio that has been the backdrop for many years of outdoor entertaining. The orchard – planted with apple, pear, plum and cooking apple varieties – adds a productive and picturesque element to the grounds, and a pond brings considerable wildlife interest: ducks, geese and occasional swans visit the water, while roe and muntjac deer and pheasants regularly appear on the back lawn. The range of outbuildings is extensive, comprising a large workshop, double garage, three-bay cart shed, a further garage with carport and a storage barn, offering exceptional scope for vehicles, machinery, hobbies or business use. Extensive parking is available throughout the yard.

On Leaving

"The memories we have had in the barn as a family," the owners replied when asked what they will miss most about their home, the times made as a family over 25 years including the parties, the Christmases and a lifetime of living in a home they created with their own hands, in a setting of rare quiet and beauty.

































INFORMATION



On The Doorstep

"We're in a very quiet location but only about a mile from the village of Foulsham. The village has a good playschool/preschool, and primary school, a very good convenience shop and a hairdresser. The village hall offers various activities weekly," the owners said. Foulsham is a village of considerable historical depth: its name derives from the Old English for "bird's homestead," it appears in the Domesday Book of 1086, and at its centre stands the Grade I listed Church of the Holy Innocents, a medieval building with a 14th-century chancel and a tower standing some 90 feet high. Located just off the A1067 Norwich to Fakenham road, Foulsham is within easy reach of both towns. Fakenham, around 9 miles to the north-west, offers a full range of supermarkets, independent shops, a four-screen cinema, The Gallow sports centre and The Thursday charter market which has operated since 1250. The handsome Georgian market town of Holt, around ten miles to the north, is well known for its independent shops, cafes, delicatessens and the historic Gresham's School. Foulsham falls within the catchment for Reepham High School, which is well regarded.

How Far Is It To?

The village of Foulsham is approximately one mile from Wades Farm along Wood Norton Road. Norwich, approximately 19 miles to the south-east, is named the UK's overall best place to live in the recently published The Sunday Times Best Places to Live 2026 guide and offers regular mainline rail services to London Liverpool Street and its own international airport. The north Norfolk coast is around 16 miles to the north, with Wells-next-the-Sea, Holkham and Sheringham all within comfortable reach in approximately 25 to 35 minutes by car. Dereham lies approximately 12 miles to the south.

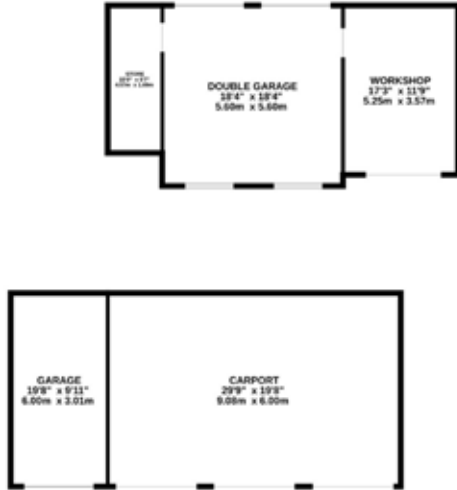
Directions

From the centre of Fakenham, take the A1067 heading south-east towards Norwich. Continue along the A1067 for approximately 5 miles before turning left onto Foulsham Road as signposted for Foulsham and continue onto Guist Road until it meets Hindolveston Road and turn left here. At the signpost for Wood Norton turn left onto Wood Norton Road and the property will be found on the left as indicated by the Fine & Country For Sale board.

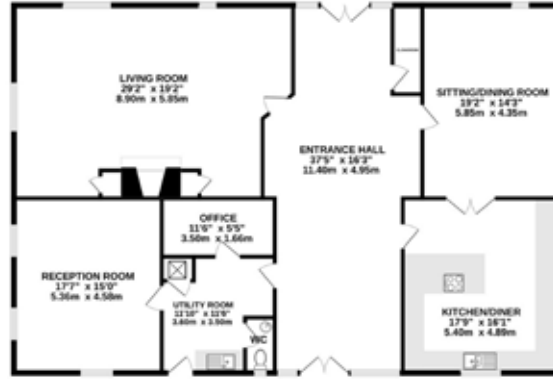
Services, District Council and Tenure

Oil Fired Central Heating, Private Water via Bore Hole, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Broadland District Council - Council Tax Band F
Freehold

OUT BUILDINGS
1402 sq.ft. (130.3 sq.m.) approx.



GROUND FLOOR
2062 sq.ft. (191.6 sq.m.) approx.



1ST FLOOR
1838 sq.ft. (170.8 sq.m.) approx.



TOTAL FLOOR AREA : 5303 sq.ft. (492.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	D	D
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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