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THE STORY OF
Follyfoot
Wicklewood, Norfolk

SOWERBYS



THE STORY OF

Follyfoot

The Green, Wicklewood
Norfolk, NR18 9PX

4.5 Acre Plot (STMS)

40m x 20m Manège and Indoor Arena

Three Stables and Covered Barn Area

Four Individual Paddocks

Spacious Four Bedroom Detached Bungalow

Four Double Bedrooms

Double and Single Garage

Opportunity to Extend (STPP)

Easy Access to Wymondham Town Centre

Close Proximity to Wymondham College

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Follyfoot Farm is a substantial four-bedroom detached bungalow set within approximately 4.5 acres (STMS) in the Norfolk village of Wicklewood, offering an unusually versatile combination of family accommodation, land and established equestrian facilities.

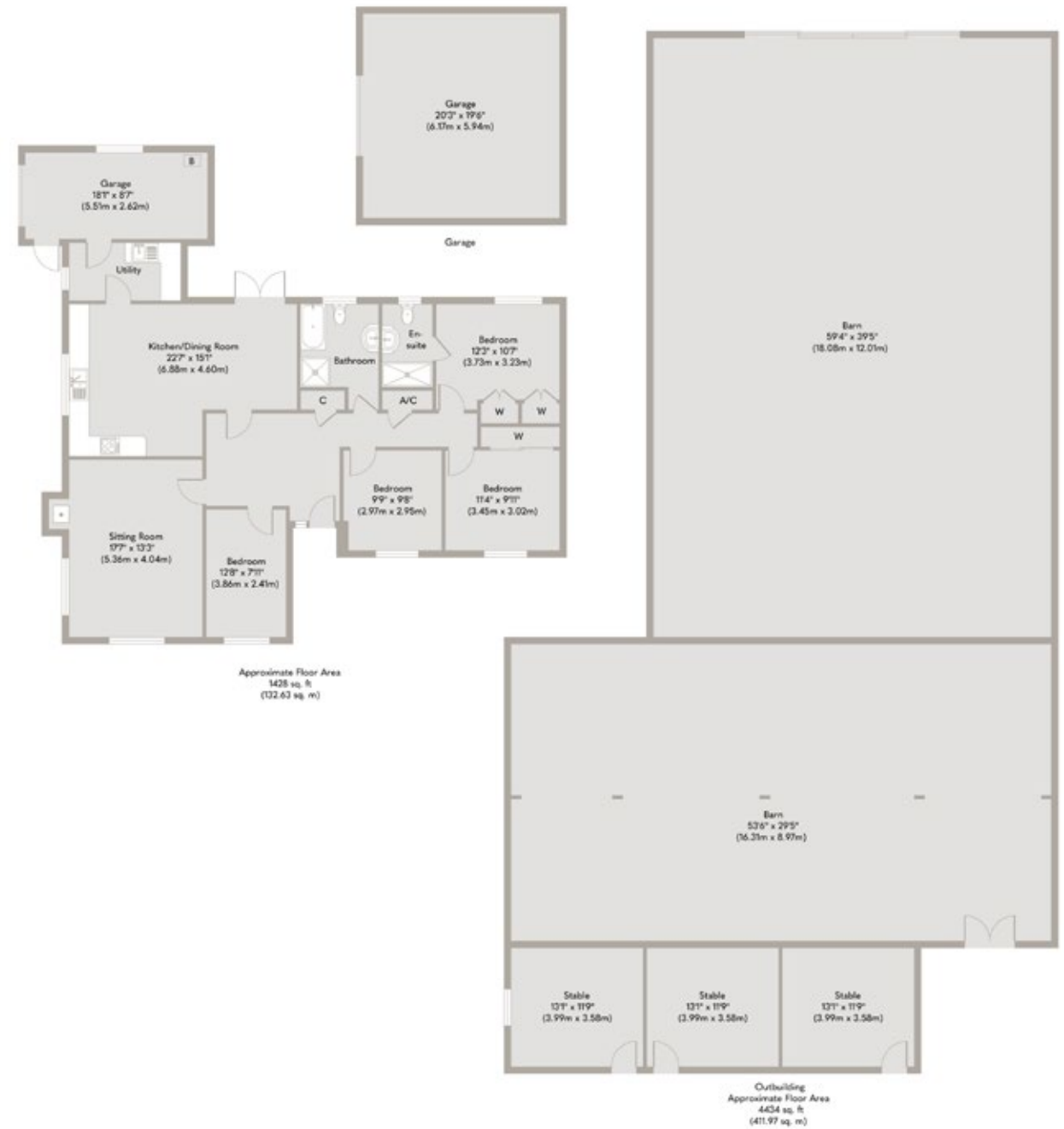
The property is particularly well suited to buyers looking for space to keep horses or other animals, pursue equestrian interests, or simply enjoy a larger rural holding without being isolated from everyday amenities. The extensive grounds include Four individual paddocks, while the equestrian facilities comprise a 40m x 20m Manège and indoor arena, three stables and a substantial covered barn area, providing excellent scope for private use, storage and a range of countryside pursuits.

The detached bungalow provides spacious single-storey accommodation with four double bedrooms, making it practical for family living, guests or those requiring flexible home-working and hobby space. The accommodation is centred around generous living and kitchen/dining areas, with the layout offering plenty of opportunity for the new owners to adapt the property to their own requirements. There is also potential to extend the accommodation further, subject to the necessary planning consent (STPP).

Outside, the scale of the holding is a key attraction. The combination of paddocks, indoor arena, stabling and covered working/storage space creates a property that can accommodate both residential and equestrian requirements, while the surrounding land provides a degree of privacy and space that is increasingly difficult to find within easy reach of a town.

The property also benefits from double and single garage provision, giving useful secure parking and additional storage for vehicles, equipment and rural essentials.





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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Wicklewood

A DELIGHTFUL COUNTRYSIDE VILLAGE

Wicklewood is a well-connected village set in the countryside just a short distance from Wymondham, offering an appealing balance of rural surroundings and convenient access to nearby towns and cities including Norwich and Cambridge.

Within the village there is a community-focused public house, The Cherry Tree, along with a parish church and a primary school, supporting day-to-day village life. The surrounding lanes and open farmland provide opportunities for walking and enjoying the wider South Norfolk landscape.

Just around three miles away, Wymondham is a vibrant market town best known for its historic abbey, independent shops and strong commuter links. The town benefits from direct rail services via Greater Anglia Rail Services, providing connections to Norwich, Cambridge and London Liverpool Street. Amenities include a range of cafés, restaurants, pubs, a Waitrose supermarket and a mix of independent retailers alongside everyday services.

Approximately six miles away, Attleborough offers further facilities including schools, supermarkets, cafés, restaurants, a weekly market and healthcare services, making it a practical nearby hub for day-to-day needs.

For leisure and family days out, the surrounding area includes a strong selection of attractions such as Banham Zoo, Melsop Farm Park, Hulabaloos indoor play centre and Combat Paintball. These provide a variety of outdoor, wildlife and activity-based experiences within easy reach of the village.

Norwich, approximately 12 miles away, offers a full range of cultural, retail and dining opportunities alongside historic landmarks such as Norwich Cathedral and excellent educational institutions. The city also provides mainline rail services, leisure facilities and an international airport, ensuring strong regional and national connectivity.

Wicklewood therefore combines a peaceful village setting with excellent access to nearby towns, attractions and transport links, making it well suited for a range of lifestyles.



Note from the Vendor



“This has been an idyllic equestrian property.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage treatment plant.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2161-8317-1901-1191-1124

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: ///pizzeria.sends.offline

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SOWERBYS

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