



Bracken Barn Reepham Road, Foulsham

Guide Price £525,000

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Foulsham, Dereham

Guide price £525,000-£550,000 Once an 1830s cart lodge, Bracken Barn has been expertly transformed into a bold yet characterful home that pairs rustic soul with sleek contemporary flair. With exposed brickwork, original roofing beams, and a warm, welcoming feel throughout, this unique home is full of character. Set within a peaceful corner of a barn complex in sought-after Foulsham, it enjoys a large, secluded garden with woodland and lawn, ideal for those who love space, nature and privacy. Inside, the layout flows beautifully with a spacious kitchen diner that opens directly to the garden, light-filled reception rooms, and a stunning first-floor lounge with vaulted ceilings and far-reaching views. This is a home that's not only beautiful but forward-thinking too, featuring an air source heat pump, solar panels and 10kWh battery storage for an energy-efficient lifestyle. Quiet yet connected, and within the Reepham catchment area, this is countryside living at its most relaxed and refined.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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The Location

Set within the peaceful and well-connected village of Foulsham, Reepham Road offers the best of countryside living with all the everyday conveniences close to hand. This is a place where life moves at a gentler pace — quiet lanes, open fields, and a strong sense of community make it ideal for those looking to step away from the rush without giving up on connection. The village is home to a welcoming village hall and the much-loved Queen's Head Steak and Grill, a great spot for relaxed dining and meeting friends.

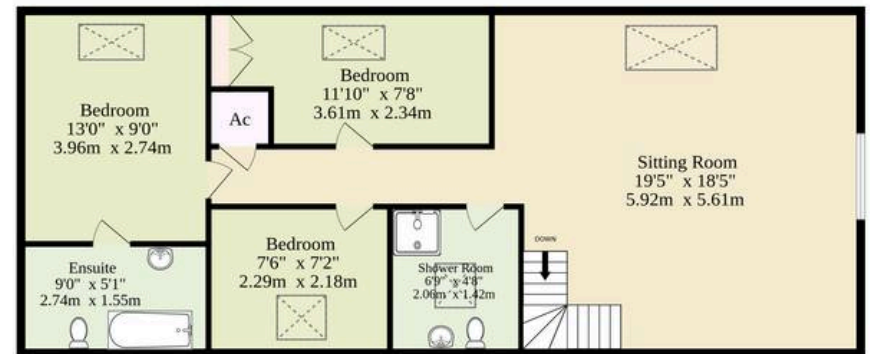


Foulsham's location feels quietly tucked away, yet it

Ground Floor
924 sq.ft. (85.8 sq.m.) approx.



1st Floor
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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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