



Kimblewick Church Lane, Welborne

Dereham



In Excess of £350,000
Minors & Brady

Kimblewick Church Lane

Welborne, Dereham

Tucked away along a quiet country lane in the peaceful village of Welborne, this property is a remarkably spacious and versatile detached bungalow offering an abundance of internal accommodation, a substantial timber cabin/annex, and views across open countryside. Thoughtfully extended and well-maintained throughout, this single-storey home is perfectly suited to those seeking a rural lifestyle without compromising on space or practicality. Whether you're a growing family, a multi-generational household, or looking for flexible live-work potential, this unique home offers room to breathe in every sense.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

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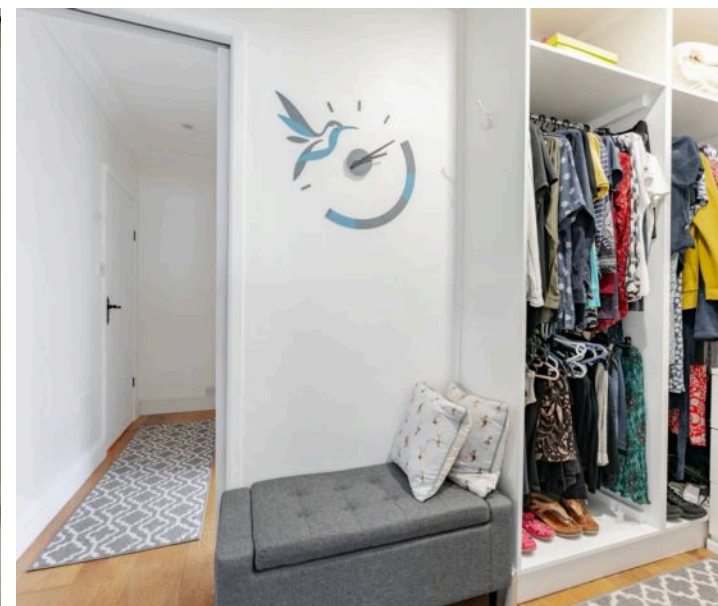
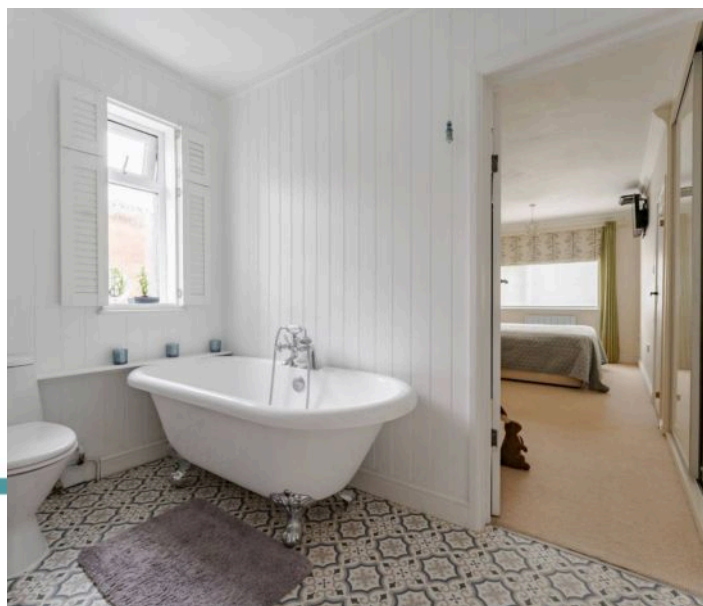
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Location

This property sits along the quiet Church Lane in Welborne, a charming rural village surrounded by Norfolk countryside and farmland. The village enjoys a peaceful setting, perfect for those looking to enjoy a slower pace of life, with scenic walks and green open space right on the doorstep. Although tucked away, Welborne is well placed for access to nearby market towns including Dereham and Wymondham, both offering a range of shops, restaurants, schools, and transport links, including a rail station at Wymondham with direct services into Norwich and Cambridge. The A47 is also easily accessible, connecting you to the city of Norwich in under 30 minutes. For buyers seeking a countryside location with a sense of community and excellent connections, Kimblewick offers a rare opportunity.



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The main accommodation begins with a welcoming entrance hall that opens into the impressive 28ft lounge. With a cosy log burner, dual aspect windows, and rich oak flooring underfoot, this generous living space is ideal for both quiet evenings and entertaining. From here, a wide inner hallway flows naturally through the home, connecting each section with ease.

The kitchen/diner sits to the rear of the property and offers a sociable layout with ample worktop space, cabinetry, and room for a central table. French doors lead out to the garden, while a walk-in pantry and nearby cloakroom add everyday convenience. Just off the kitchen, you'll find a dressing room and WC, cleverly positioned beside the main bedroom.

There are three bedrooms in total, two of which benefit from their own en-suite bathrooms. The principal suite features a spacious layout with a private bathroom and built-in wardrobe, while the second double bedroom has its own shower room and pleasant garden outlook. A third bedroom sits beside the standout hot tub room, where the included tub and surrounding space create a spa-like retreat year-round.



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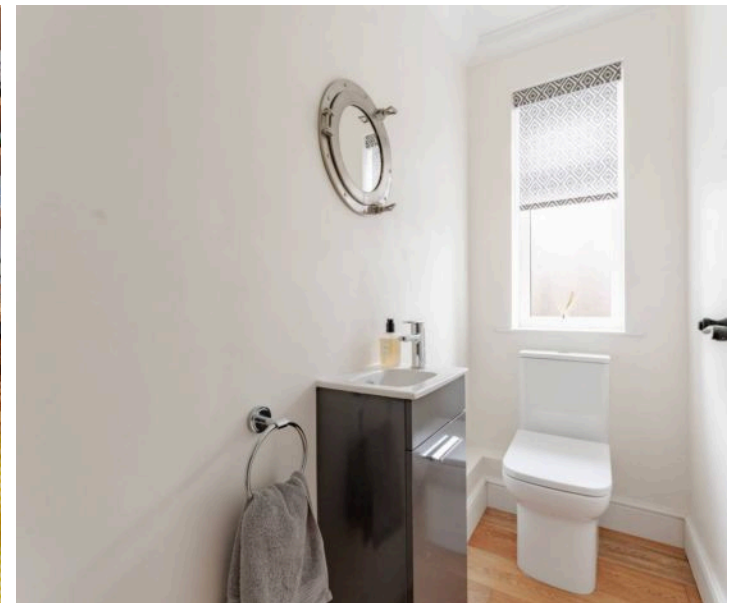
One of the most exciting features of this home is the separate timber-built cabin/annex, which offers a self-contained living space ideal for guests, older children, work-from-home needs or creative use. This section includes a large kitchen/lounge, a separate WC, and a workshop or hobby room at the far end, all with independent access.

The plot enjoys views over surrounding countryside and provides ample outdoor space for relaxation, storage or gardening, making it an ideal base for those looking to enjoy a slower pace of life with practical amenities already in place. The property also benefits from solar panels, provided through a rent-a-roof scheme, helping to support energy efficiency.

Agents Notes

We understand this property will be sold freehold, connected to mains water and electricity along with a septic tank.

Council tax band - TBD

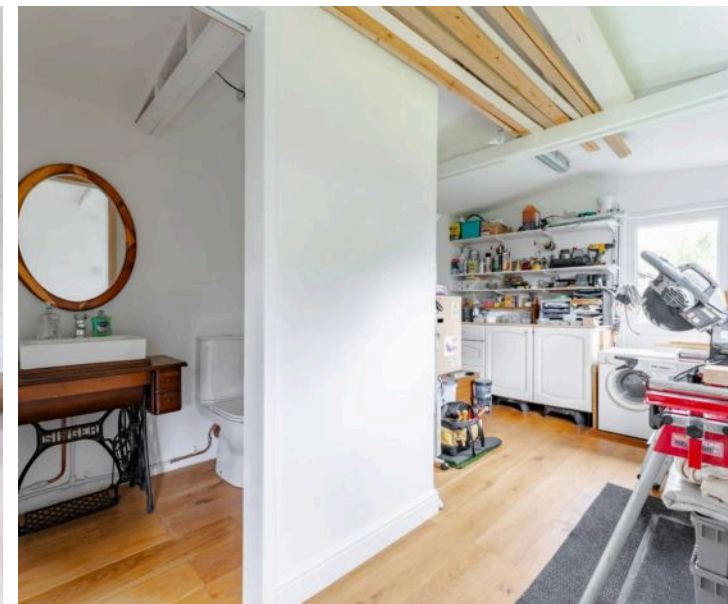


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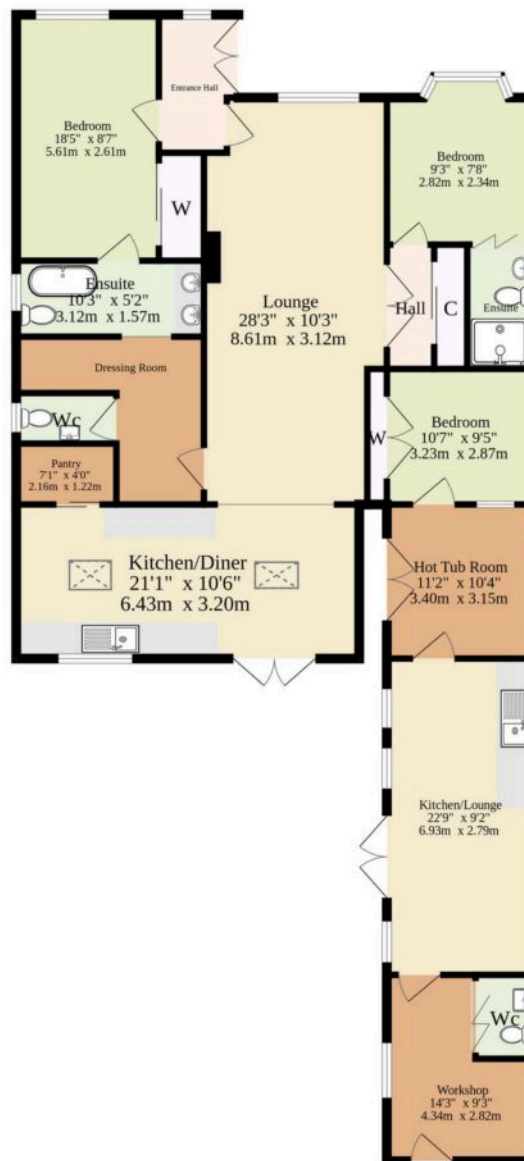
- Spacious detached bungalow with countryside views
- Well-maintained throughout with a thoughtfully arranged single-storey layout
- Versatile home offering comfort, flexibility and indoor-outdoor living appeal
- Three well-proportioned bedrooms, including two with en-suite bathrooms
- Generous lounge with log burner and oak flooring throughout
- Stylish open-plan kitchen/diner with pantry and garden access
- Dedicated dressing room and two additional WCs for convenience
- Separate hot tub room with tub included, ideal for year-round relaxation
- Large timber cabin/annex with its own kitchen/lounge, WC, and workshop – perfect for guests, hobbies, or home working
- Set in a peaceful rural location with excellent privacy and outdoor potential



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Ground Floor
1671 sq.ft. (155.2 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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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