



Dorley Farm Place Norwich Road, Besthorpe

Attleborough



Minors & Brady

Dorley Farm Place Norwich Road

Besthorpe, Attleborough

An exceptional Norfolk residence where sophistication meets contemporary country living. Proudly positioned in the sought-after village of Besthorpe, this substantial detached home spans over 2,300 sqft of meticulously designed accommodation, including a self-contained annex and four beautifully appointed bedrooms. The interiors impress with a vaulted dual-aspect sitting room, a kitchen with central island and integrated appliances, underfloor heating, and cutting-edge sustainable features such as solar PV panels and an EV charging point. Outside, a south-facing 78ft garden, a maintained lawn, a patio terrace, greenhouse, timber shed, and an expansive brick-weave driveway with a double garage is just as astonishing as the interior. A viewing is highly advised to fully appreciate the outstanding lifestyle this residence has to offer.



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- Substantial detached residence proudly positioned within the Norfolk village of Besthorpe
- Beautiful family home showcasing over 2,300sqft of spacious and flexible accommodation that can adapt to your own preferences and style (stms)
- Self-contained annex on the first floor, containing a double bedroom, lounge, kitchen and a shower room
- Contemporary kitchen equipped with quality cabinetry, a central island, integrated appliances and a functional utility room
- A formal dining room for casual meals and hosting guests, alongside a versatile study that is suitable for someone who works from home
- Impressive dual aspect vaulted sitting room with a tall arched window and French doors out to the garden
- Four bedrooms complemented by eaves storage, including a principal bedroom with a private en-suite and a luxury family bathroom
- A private, 78ft south-facing garden featuring a patio terrace for seating arrangements, a maintained lawn, a greenhouse and a timber storage shed
- Underfloor heating on the ground floor, double glazing throughout, solar PV panels and an EV charging point



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Location

Norwich Road runs through the heart of the Norfolk village of Besthorpe, offering a peaceful rural setting while remaining within easy reach of essential amenities. The village is small but well-served, with the local Besthorpe Plant Centre and Farm Shop providing fresh produce, gardening supplies, and community interaction. While Besthorpe does not host its own primary or secondary schools, families can easily reach nearby educational institutions such as Attleborough Primary School, Edward Worlledge Ormiston Academy, and Taverham High School via a short drive or local bus routes, providing excellent educational options for children of all ages.

Healthcare facilities are similarly accessible; the closest GP surgeries, dental practices, and pharmacies are located in Attleborough, offering a full spectrum of services without requiring long journeys. For leisure and recreation, the surrounding Norfolk countryside provides walking trails, cycling routes, and access to the River Thet, while the nearby towns of Wymondham and Dereham offer additional shops, restaurants, and cultural venues. Norwich Road also benefits from strong transport links: the A11 trunk road is just a few minutes' drive away, facilitating swift connections to Norwich, Cambridge, and London, and Attleborough railway station provides regular train services to Norwich and beyond, ideal for commuters. Local bus routes further connect residents to neighbouring villages and towns, ensuring that despite its peaceful rural setting, Norwich Road maintains excellent connectivity.

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Set within the charming Norfolk village of Besthorpe, this impressive detached home occupies approximately 0.2 acres (stms) and offers over 2,300 sqft of flexible, beautifully appointed accommodation. Combining elegant design with practical living, this property perfectly balances family life, entertaining, and contemporary comforts.

Approaching the residence, the home exudes kerb appeal, with a large brick-weave driveway providing ample off-road parking for multiple vehicles. The double garage, featuring twin electric up-and-over doors, lighting, and power, offers secure parking and versatile storage options.

A welcoming entrance hall introduces the home, complemented by a convenient WC for everyday practicality. The contemporary kitchen is a true centrepiece, equipped with high-quality cabinetry, a central island, and integrated appliances including built-in ovens, a gas hob, dishwasher, fridge/freezer, and wine cooler. Adjacent, the functional utility room provides space for washing appliances and additional storage.

For dining and work-from-home flexibility, the property offers a formal dining room ideal for casual meals or entertaining, and a versatile study designed to suit modern home-working needs. The dual-aspect vaulted sitting room is a showstopper, featuring a dramatic tall arched window and French doors that seamlessly connect indoor living to the garden.

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Accommodation includes four bedrooms that offer the utmost comfort and privacy, along with eaves storage. The principal bedroom flaunts a private en-suite, alongside a luxurious family bathroom that comprises of a four-piece suite, including a bathtub, a shower cubicle, a toilet and a hand basin. The first-floor self-contained annex provides a double bedroom, a comfortable lounge, a modern kitchen, and private shower room – perfect for guests, extended family, or multi-generational living.

Modern comforts and energy efficiency are thoughtfully integrated, with underfloor heating on the ground floor, double glazing throughout, solar PV panels, and an EV charging point.

Outside, the property enjoys a private, south-facing garden measuring approximately 78ft (stms), featuring a patio terrace for alfresco dining or lounging in the sunshine, a well-maintained lawn, a greenhouse, and a timber storage shed, offering both leisure and practicality.

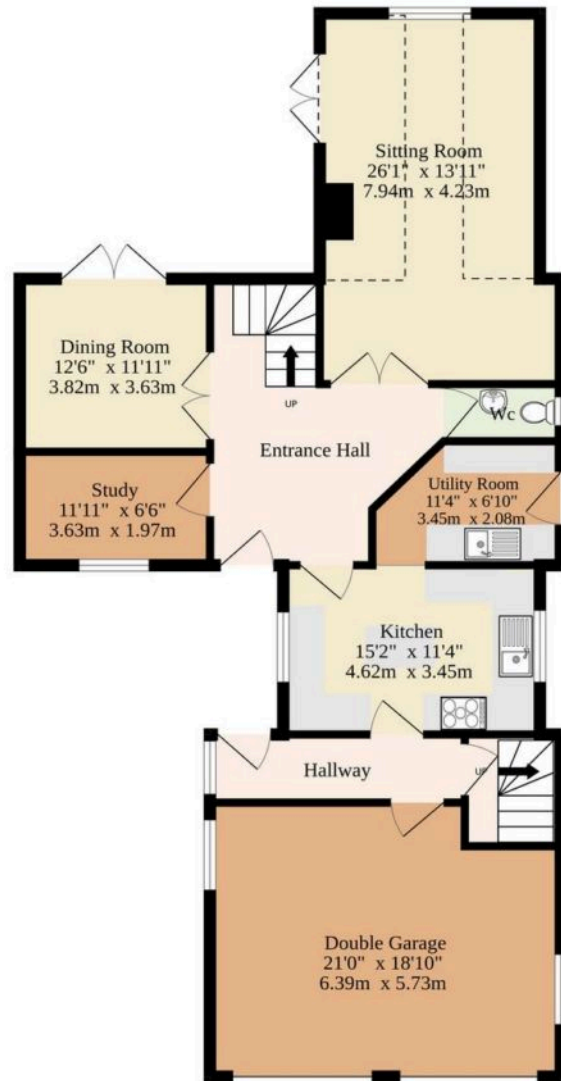
Agents note

Freehold

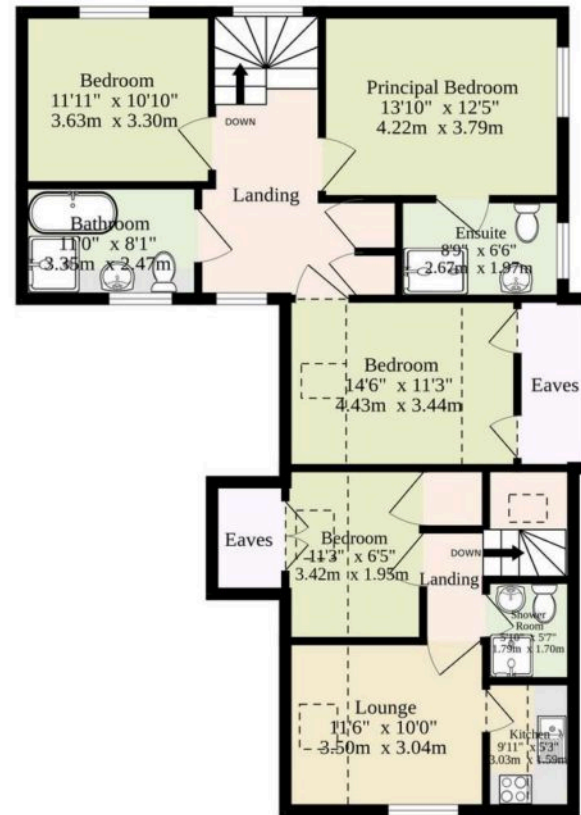


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Ground Floor
1134 sq.ft. (105.4 sq.m.) approx.



1st Floor
1223 sq.ft. (113.6 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2357 sq.ft. (219.0 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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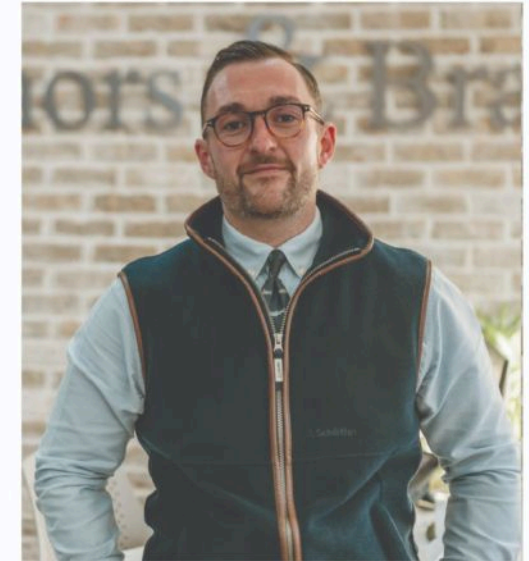
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