



28 Market Street, Shipdham

Thetford



Minors & Brady

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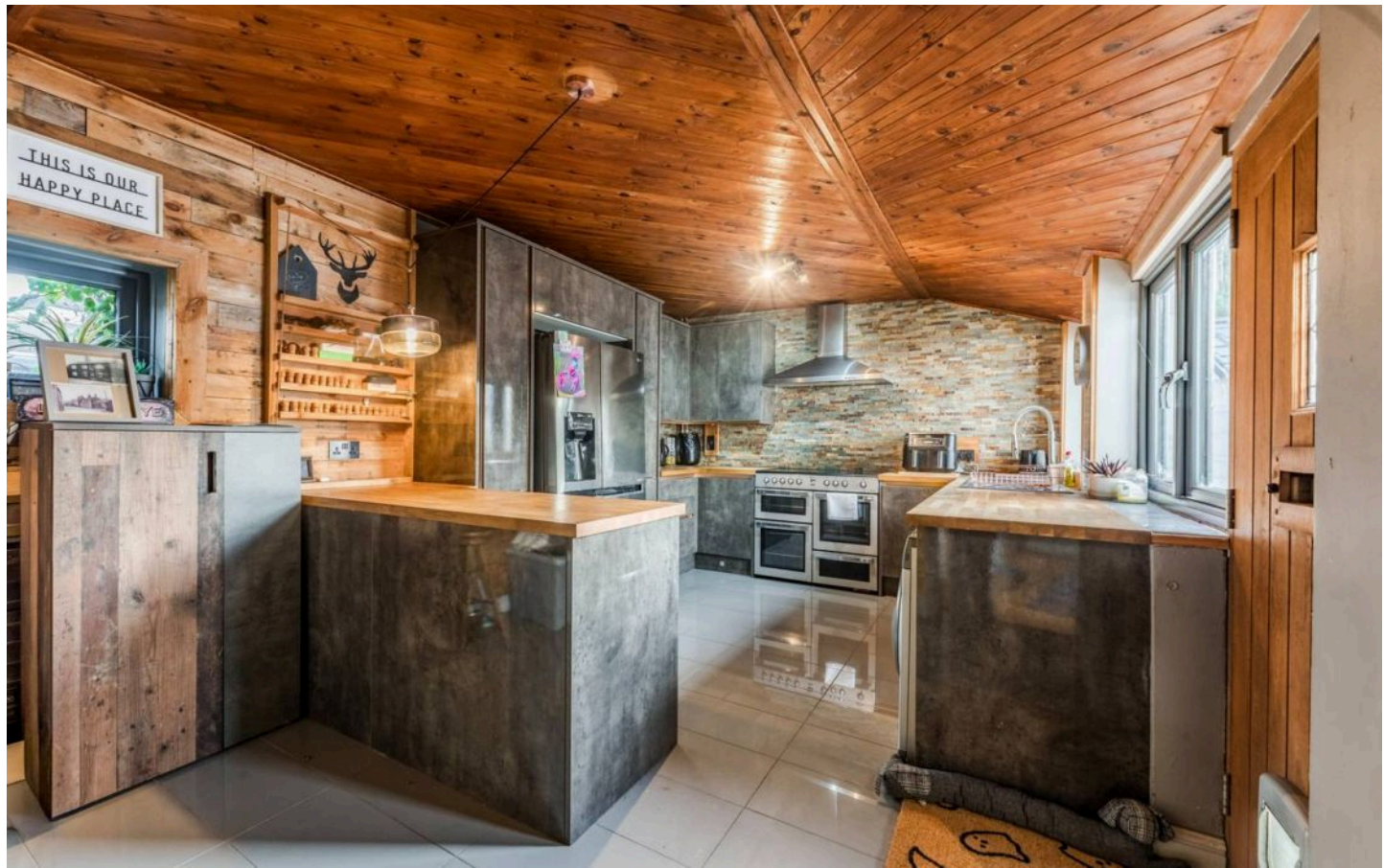
Shipdham, Thetford

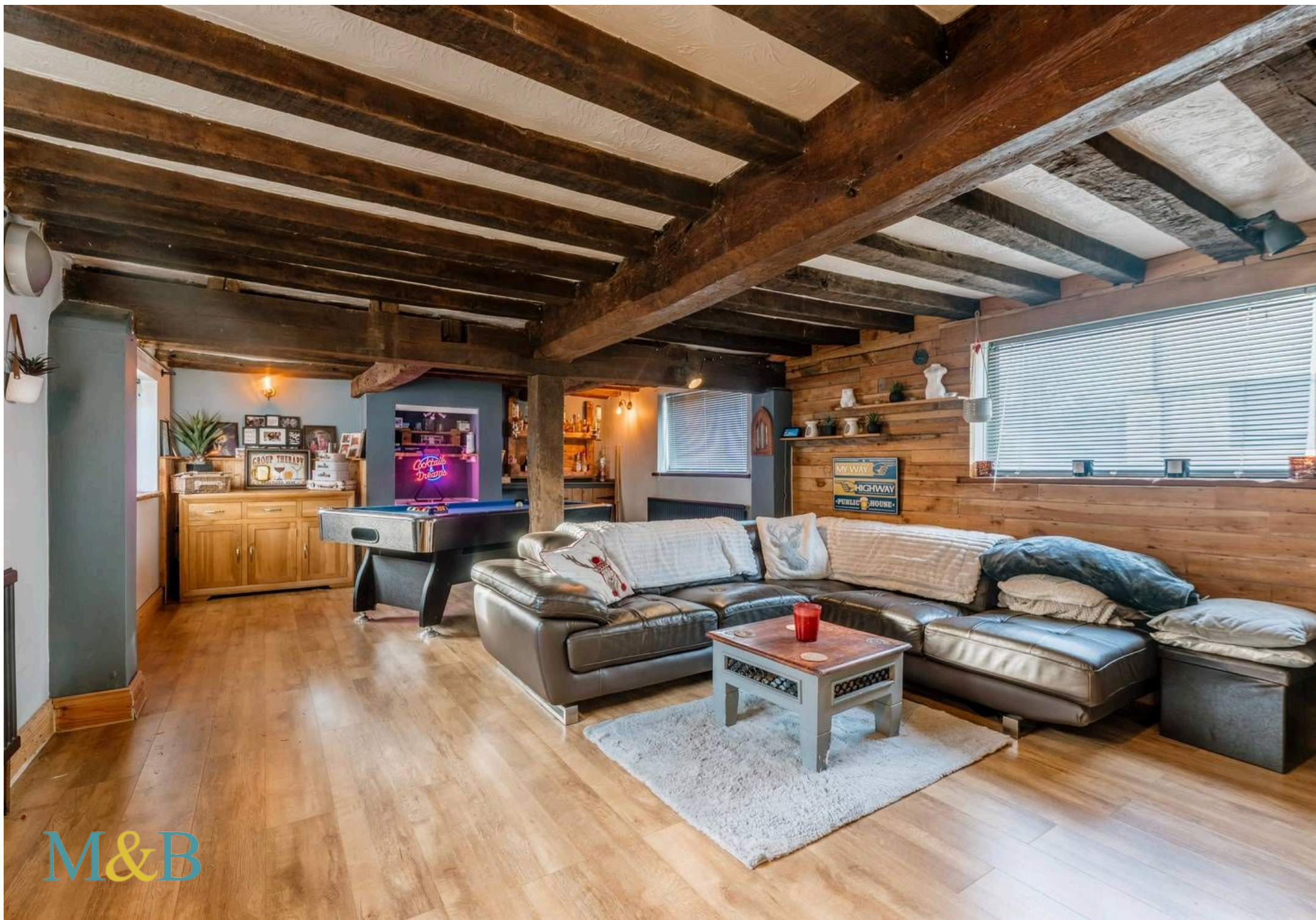
Once serving as a village public house, this 19th-century period home has been carefully adapted into a spacious and character-driven residence with a strong sense of personality throughout, offered with no onward chain and ready to move in. Original architectural details remain a defining feature, from exposed beams and reclaimed materials to feature fireplaces that anchor the living spaces. The accommodation is arranged to suit modern living, including a generous lounge and games room with a wood burner and fitted bar area, a well-designed kitchen and breakfast room, and three comfortable double bedrooms. A well-appointed bathroom with jacuzzi-style bath, rainfall shower, and vanity storage completes the interior, while outside the property offers off-road parking, a garage, and outdoor seating space within the heart of Shipdham, close to local amenities and within easy reach of Dereham and Watton.

Location

Market Street sits at the centre of Shipdham village, placing everyday amenities within easy reach, including local shops, a primary school, village pub, post office, and community facilities. The village is well connected, offering straightforward access to Dereham, Watton, and the A47, which links through to Norwich and the wider Norfolk area. Surrounded by open countryside yet practical for daily living, Shipdham remains popular with those seeking a village setting supported by strong local services and transport routes. Regular bus services operate through the village, providing convenient links to nearby towns. There are a number of green spaces and walking routes close by, ideal for outdoor use and dog walking. The area also benefits from a strong sense of community, with local events and groups active throughout the year.

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Stepping inside this former public house, the sense of space and character is immediately apparent. Original features run throughout the property, with exposed timber beams, reclaimed materials, and textured finishes giving each room a strong identity while allowing for flexible modern use.

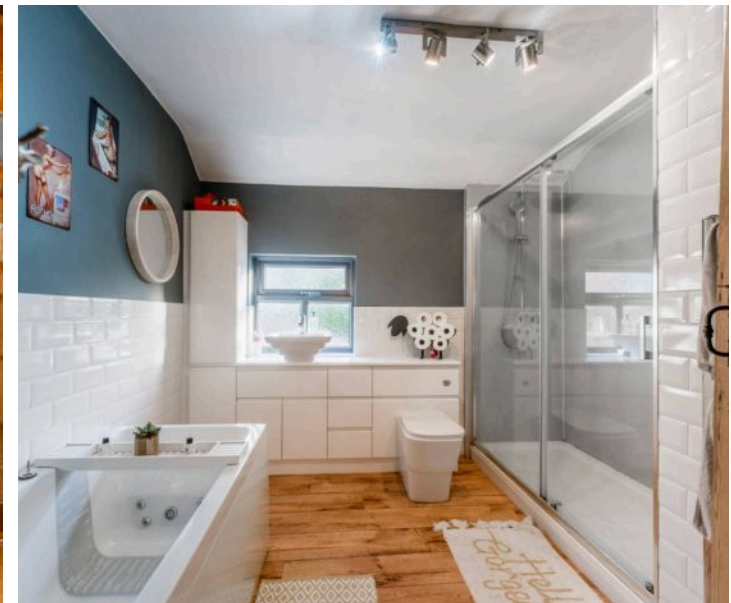
The ground floor is centred around a generous lounge and games room, a standout space that reflects the building's history while functioning comfortably as a main living area. Exposed beams frame the room, complemented by wood flooring and a feature fireplace fitted with a wood-burning stove. A fitted bar area sits neatly within the space, complete with built-in shelving, cabinetry, and wall-mounted dispensers, creating a natural focal point for entertaining without overpowering the room.

Leading on is a separate reception room currently used as a dining room and home office. Parquet flooring continues here, and an original cast iron range is set within the chimney breast, retained as a decorative feature that adds further character and visual interest.

The kitchen and breakfast room have been finished with reclaimed timber cabinetry and copper detailing, paired with tiled flooring for practicality. A freestanding range-style cooker with extractor hood is in place, and there is space provided for additional appliances. The layout offers ample work surface and storage, along with room for informal dining, making it a functional and sociable space.

Stairs rise to the first floor, where three well-proportioned double bedrooms are arranged off the landing. Each bedroom retains exposed beams and reclaimed detailing, with individual layouts shaped by the building's original structure.

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The principal bedroom features a decorative cast-iron fireplace set into the chimney breast, adding a strong focal point to the room. The remaining bedrooms are equally versatile, suitable for guest accommodation, family use, or workspace as required. The bathroom has been finished to a high standard and includes a jacuzzi-style bath, a separate walk-in shower with rainfall and handheld fittings, fitted vanity storage, and tiled walls. Natural light and ventilation are provided via a window.

Outside, the property benefits from a raised decked seating area, offering a defined outdoor space suitable for relaxing or entertaining. Beyond this is additional garden space with scope for personalisation. To the rear, there is off-road parking for two to three vehicles on a shared driveway, along with access to a single garage, providing secure parking or additional storage.

Overall, this is a distinctive and spacious home that successfully retains the character of its former use while offering practical and flexible accommodation. Positioned within the village of Shipdham, the property enjoys access to local amenities, schooling, and everyday services, with Dereham and Watton both within approximately ten minutes by car.

Agents notes

Sold freehold, connected to all main services.

Oil-Fired Central Heating

Council Tax Band- D

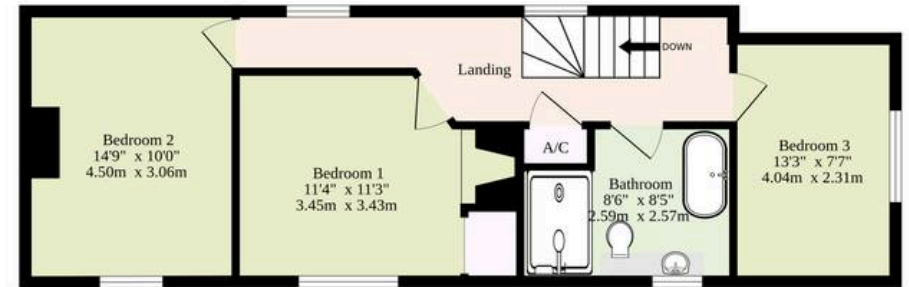


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Ground Floor
783 sq.ft. (72.7 sq.m.) approx.



1st Floor
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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