



37 Eastgate Street, North Elmham

Dereham



Minors & Brady

Hidden beyond an unassuming roadside presence, this enchanting countryside home opens into a world of space, character and calm. Set back behind gates, a sweeping gravel driveway leads to ample parking and a sense of complete privacy from the outset. The main house blends white render with brick and flint elevations, creating a timeless exterior that sits beautifully within its rural setting. Inside, character-rich reception rooms, exposed beams and a welcoming log burner combine to offer warmth, charm and flexibility for modern living. A newly fitted farmhouse-style kitchen forms the heart of the home, seamlessly connecting to practical spaces designed for everyday country life. Upstairs, four generous bedrooms include an impressive principal suite with a luxurious en suite bathroom. Beyond the main residence, a self-contained one-bedroom annexe offers superb versatility for guests, family or additional income. All of this is set within peaceful, secluded grounds, delivering a lifestyle defined by space, tranquillity and understated rural elegance.

- Prime village-edge position on Eastgate Street, discreetly set back from the road
- Gated gravel driveway leading to extensive parking for multiple vehicles
- Attractive main residence combining white render with traditional brick and flint
- Three character-filled reception rooms including a triple-aspect sitting room with log burner
- Exposed wooden beams throughout, enhancing the home's cottage-style charm
- Newly fitted farmhouse-style kitchen with contemporary finishes and ample storage
- Practical boot room with laminate flooring, stable door and ground floor shower room
- Four generous first-floor bedrooms, including a striking principal suite with luxury en suite





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## The Location

Eastgate Street is ideally situated within the highly regarded village of North Elmham, Norfolk, offering a peaceful rural environment combined with excellent everyday convenience. The property is positioned just a short walk from the village centre, where a range of essential amenities can be found, including local shops, a post office, and a well-frequented village pub that serves as a social hub for the community.

Surrounded by open countryside and attractive rural landscapes, North Elmham is particularly well suited to those who value outdoor living, with numerous walking routes and green spaces easily accessible from the village. Despite its tranquil setting, the area benefits from strong transport connections, with the A47 providing straightforward access to nearby market towns such as Dereham and Fakenham, as well as onward routes to Norwich and the North Norfolk coast.

Properties along Eastgate Street are seldom available, reflecting the desirability of this established cul-de-sac location. The village appeals equally to families and those looking to downsize, offering a combination of reputable schooling, recreational facilities, and a close-knit yet welcoming community. This location provides a rare opportunity to enjoy village life in a setting that balances privacy, convenience, and long-term appeal.



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## Eastgate Street, North Elmham

Tucked discreetly away from Eastgate Street, this charming home reveals itself gradually, setting the tone for the peace and privacy that lies beyond. A gated gravel driveway sweeps you around to a generous parking area, offering space for multiple vehicles and an immediate sense of arrival.

From the road, the property is delightfully deceiving; once inside the grounds, you're met with a beautifully presented main residence, blending classic white render with traditional brick and flint elevations that sit effortlessly within the rural surroundings.

The main house is rich in character and warmth, offering a trio of inviting reception rooms ideal for both everyday living and entertaining. The principal sitting room is a standout space, enjoying a triple aspect that floods the room with natural light, while a roaring log burner forms a cosy focal point for winter evenings.

The dining room is equally atmospheric, complete with exposed wooden beams and a charming additional nook, perfect for reading, working, or relaxed conversation.

Completing the ground floor living spaces is a snug, a versatile and welcoming room that houses the staircase and lends itself beautifully as a family room, home office, or quiet retreat.



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At the heart of the home sits the newly fitted kitchen, thoughtfully designed in a neutral farmhouse style that complements the period features.

Exposed wooden beams run overhead, while brushed fixtures, subtly iridescent tiles and light worktops add a refined, contemporary touch. There is ample storage and workspace, making this both a practical and stylish hub of the home.

Leading directly from the kitchen is a highly functional boot room, complete with laminate flooring, built-in storage and a stable-style door opening onto the garden. This area also provides access to a convenient ground floor shower room, ideal for country living.

The first floor continues to impress, offering four generously proportioned bedrooms, each filled with character and light. The principal bedroom is particularly special, with multiple beams stretching across the ceiling and a dual aspect that enhances the sense of space and calm. This room is served by a luxurious four-piece en suite bathroom, finished with beautiful mosaic tiles, rich navy sanitaryware and an elegant, spa-like feel.

Outside, the lifestyle offering truly comes into its own. Set within secluded grounds, the property enjoys sweeping lawns, open skies and a profound sense of tranquillity. A one-bedroom self-contained annexe, finished in matching white render, provides excellent additional accommodation.



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Ideal for guests, multi-generational living or potential income, the annexe includes a bedroom, shower room, kitchen and living space, all enjoying the same peaceful outlook.

Altogether, this is a home that perfectly balances character, comfort and lifestyle. With its cottage-style charm, flexible living spaces and serene setting, it offers pure peace and seclusion — a rare opportunity for those seeking space to breathe and a home that truly matches the lifestyle it promises.

## Agents Note

This property will be sold freehold.

Connected to air source heat pump, mains water, electricity and drainage.



**M&B**



**TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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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