



Old Dog & Partridge Watton Road, Wretham

Thetford



Minors & Brady



Tucked into the countryside with open land stretching out behind it, this is a home that reveals itself gradually. Once a village public house, the building has evolved over time into a substantial and versatile private residence, retaining the kind of character and layout that only comes from a life well lived. With multiple reception spaces, two entrances and a natural sense of flow, it offers flexibility that suits modern family life while quietly acknowledging its past. There is a feeling here of space to breathe and room to gather, balanced by more intimate corners for everyday living. Combined with a separate, high-quality three-bedroom bungalow ideal for extended family or independent living, the property lends itself to a lifestyle that values privacy and adaptability in equal measure, all set against a rural backdrop that feels pleasantly removed without being isolated.

- Former village public house with a clear sense of history, where the scale, layout and original features speak for themselves rather than being purely decorative
- Two independent entrances to the main house, offering natural flexibility for modern living and a subtle reminder of the building's past life
- A collection of individual reception rooms, each with its own atmosphere, allowing the house to adapt easily between gatherings and quieter day-to-day living
- Multiple inglenook fireplaces throughout, creating strong focal points and reinforcing the depth and permanence of the building
- Exposed brick, flint and beam details that add texture and warmth without feeling overworked or contrived
- Natural nooks and tucked-away spaces that give the house a layered feel, revealing itself gradually rather than all at once
- Carefully introduced skylights that bring light deep into the home, balancing the solidity of the structure with bright, calm interiors
- Open countryside directly to the rear, underpinning the rural lifestyle and sense of space without feeling isolated

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## The Location

Wretham offers an appealing blend of rural village life and everyday convenience. Set alongside the expansive Thetford Forest, the village enjoys a peaceful and unspoilt setting while remaining well connected, with the market town of Thetford just four miles away. Thetford provides a comprehensive range of amenities including schools, medical facilities, a bus interchange and a mainline railway station offering direct services to Cambridge and London Kings Cross.

The village itself is centred around a beautiful historic church and an active village hall, which hosts a variety of community events throughout the year, fostering a strong sense of local identity. Leisure opportunities are plentiful, with Snetterton Circuit close by for motorsport enthusiasts and Banham Zoo offering a popular family attraction. For outdoor pursuits, Thetford Forest is on the doorstep, providing miles of cycling routes, woodland walks and well-known attractions such as Go Ape at High Lodge.

Located on Watton Road, the area benefits from convenient access to the A11, making travel across the region straightforward while preserving the calm and privacy associated with village living. This setting is ideal for those seeking a quieter lifestyle without sacrificing connectivity, combining a sense of space and exclusivity with excellent access to transport links and nearby amenities.



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## Watton Road, Wretham

Set within a truly rural setting and enjoying open countryside views to the rear, this exceptional character property offers a rare opportunity to acquire a home with genuine history, scale and versatility. Formerly a historic public house, the building still carries the unmistakable charm and presence of its past life, with an array of original features, natural nooks and flexible spaces that make it feel wonderfully individual.

The traditional layout, including two separate entrances, is a subtle reminder of its heritage and immediately sets the tone for a home that is quite unlike the ordinary.

One of the main entrances opens directly into a welcoming sitting room, rich in texture and character. Here, exposed brick and flint feature walls create a striking backdrop, complemented by a substantial inglenook fireplace housing a log burner, a true focal point and a nod to the property's origins. A cleverly designed wooden slatted screen partially conceals the staircase, not only serving a practical purpose but adding another layer of architectural interest.

From this room, the house unfolds naturally, offering a sense of flow while still retaining distinct, characterful spaces. Leading on from the sitting room is the kitchen, which has been thoughtfully designed to reflect the countryside setting. Exposed beams, brick detailing and skylights combine to create a warm yet light-filled space, ideal for everyday living.



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A central island provides a breakfast seating area, anchoring the room as a social hub while maintaining its rustic aesthetic. Also accessed from the sitting room is a further reception room, again showcasing a rich brick wall that reinforces the historic feel of the property. The current owners have used this room as a music and entertainment space, comfortably accommodating a piano alongside additional furniture, making it ideal as a games room, studio or relaxed family room.

A porch off this room forms the second entrance to the house, further highlighting the flexibility of the layout and its pub heritage.

From here, French doors open into a generous dining room, designed to host a full-sized grand dining table with ease. Another large inglenook fireplace and exposed brickwork create an impressive yet inviting setting for gatherings. An opening leads through to a snug, a perfect space for winding down.

Flooded with natural light from skylights above, this is a bright and calming space that offers a more intimate contrast to the larger reception rooms.

The ground floor is completed by a range of highly practical spaces, including a WC, utility room and a dedicated boot room, ensuring that the home is as functional as it is characterful, ideal for rural living and day-to-day family life.



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Upstairs, the first floor provides three bedrooms and a bathroom, continuing the sense of space and comfort, with the layout lending itself well to family living or hosting guests while retaining the charm expected of a property of this age and style.

In addition to the main house, the property is further enhanced by a completely separate, high-quality three-bedroom new-build bungalow. Finished to a modern standard, the annex offers its own entrance, three bedrooms, a bathroom and a spacious open-plan kitchen, dining and sitting area. Gloss-finished units and herringbone-style flooring give the space a contemporary feel, while air source heating adds efficiency and future-focused appeal.

This bungalow is perfectly suited for multi-generational living, extended family, guests or even independent accommodation, offering flexibility without compromise.

Externally, the grounds are equally impressive. The large garden provides ample outdoor space, while the former pub car park ensures parking in abundance. The annex benefits from its own separate driveway directly from the road, further enhancing privacy and independence between the two dwellings.



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Altogether, this is a unique and substantial offering: a home steeped in history, rich in character and space, with the added value of modern, self-contained accommodation – a property that truly justifies its place as something special.

## Agents Note

Sold Freehold

Main House: Oil CH

Bungalow: Air Source Heat Pump

Connected to private drainage.



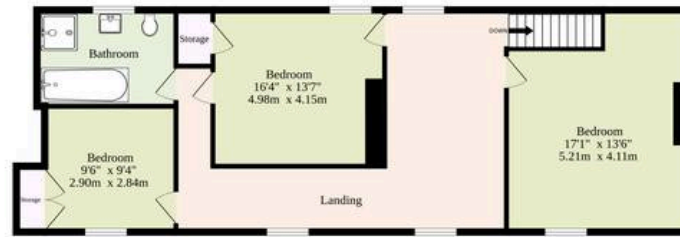
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Cottage Ground Floor  
1510 sq.ft. (140.3 sq.m.) approx.



Cottage 1st Floor  
899 sq.ft. (83.5 sq.m.) approx.



Bungalow  
1082 sq.ft. (100.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3491 sq.ft. (324.3 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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