



45 Station Road, North Elmham

Dereham



Minors & Brady

## 45 Station Road

Enjoying a gated position in a peaceful village-edge setting, this charming detached cottage sits within just over an acre of beautifully natural grounds, where open fields, wide skies and the gentle presence of the River Wensum create a truly idyllic backdrop to everyday life. The house feels deeply connected to its surroundings, offering a sense of calm, space and privacy that is increasingly hard to find, while still remaining close to the heart of North Elmham. Inside, the accommodation flows with warmth and character, blending period charm with a flexible layout that lends itself effortlessly to family living, entertaining or quiet retreat. Outside, the land unfolds as a haven for wildlife, outdoor living and self-sufficiency, with open views in every direction and a peaceful rhythm shaped by the seasons. Altogether, this is a home that captures the romance of countryside living, offering a rare opportunity to enjoy a slower, more connected way of life in an exceptionally picturesque setting.

- Substantial detached period cottage set within just over one acre (STMS) of private grounds
- Gated driveway approach with excellent privacy and a desirable village-edge position
- Open field views to the front and unspoilt countryside backing onto the River Wensum
- Flexible and characterful accommodation with three reception rooms and five bedrooms
- Significant potential to create a self-contained annexe or multi-generational living (STPP)
- Generously sized kitchen with additional secondary kitchen/utility space
- Principal bedroom with shower, plus family bathroom and WCs on both floors
- Detached double garage and extensive off-road parking



M&B



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## The Location

Station Road 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 Station Road are seldom available, reflecting the desirability of this established village-edge location. The village appeals to a wide range of buyers, offering reputable schooling, recreational facilities, and a close-knit yet welcoming community. This location provides an opportunity to enjoy village life in a setting that balances privacy, convenience, and long-term appeal.



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## Station Road, North Elmham

Tucked quietly into a rural setting and approached via a gated driveway, this substantial detached cottage sits within just over an acre (STMS) of grounds, enjoying open field views to the front and unspoilt countryside to the rear, where the land gently backs onto the River Wensum.

From the outset, the sense of space, privacy and connection to nature is unmistakable, with wildlife, open skies and far-reaching views forming part of everyday life.

The main house offers a welcoming reception entrance and a layout that immediately highlights both character and flexibility. There are three well-proportioned reception rooms, each with its own feel and purpose, allowing the home to adapt easily to family living, entertaining or quieter retreats.

A woodburner provides a natural focal point, adding warmth and charm, while period features remain evident throughout, offering plenty of scope for modernisation without losing the cottage's original soul.

At the heart of the home sits a generously sized kitchen offering ample room for everyday cooking and dining. In addition, there is a secondary, much smaller kitchen space, ideal as a utility room or supplementary kitchen, enhancing the property's versatility.



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Two porches add to the practicality of country living, providing useful transition spaces in and out of the house.

Upstairs, the accommodation is arranged off a central landing and comprises five bedrooms in total. The principal bedroom benefits from an en suite shower positioned neatly within the room, while a main family bathroom serves the remaining bedrooms. There is also a WC on both the ground and first floors, adding everyday convenience for a home of this size.

A particularly appealing feature is the clear potential to create a self-contained annexe or to separate the house into two dwellings, subject to the necessary permissions. The existing layout already lends itself well to this, making it ideal for multi-generational living, guest accommodation or future flexibility.

Outside, the grounds are a real highlight. The plot extends to just over an acre, offering ample off-road parking, a detached double garage and space that would suit a small holding or those seeking a more self-sufficient lifestyle.



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The setting is peaceful and picturesque, with views across fields, a strong sense of rural seclusion and the gentle presence of the river at the rear boundary.

The property is double glazed and served by oil-fired central heating, providing a solid base for a new owner to update and enhance over time.

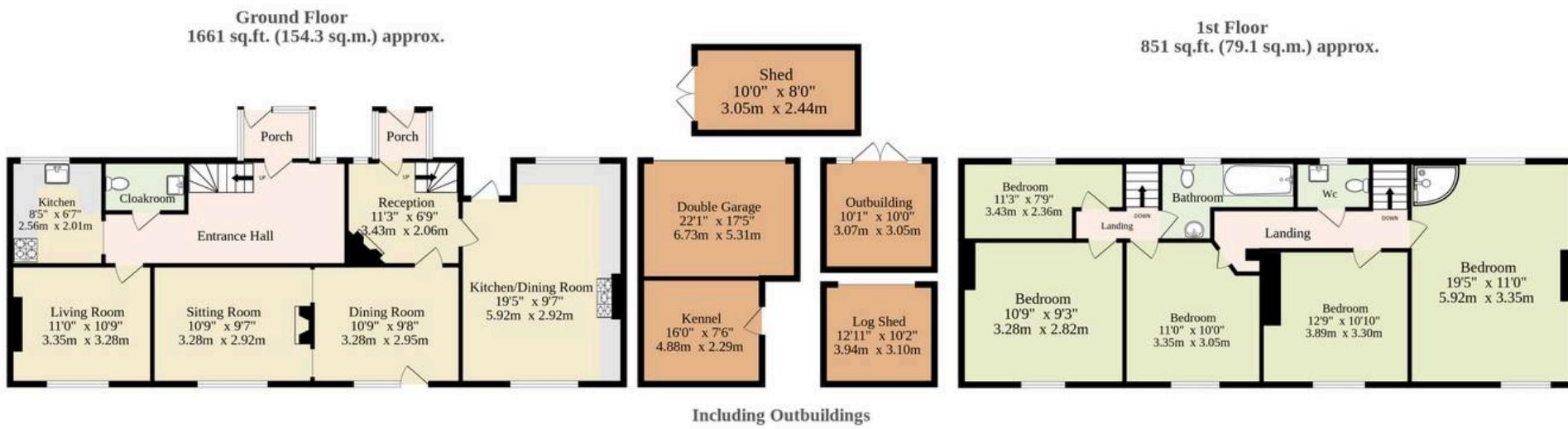
Overall, this is a home that offers space, character and opportunity in equal measure, a rare chance to enjoy countryside living with room to grow, adapt and truly make the property your own, all while retaining the charm and warmth that make cottages like this so special.

## Agents Note

This property will be sold freehold.

Connected to oil-fired heating, mains water, electricity and septic tank.





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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