



9b Dereham Road, Mattishall

Dereham



Minors & Brady

9b Dereham Road

Mattishall, Dereham

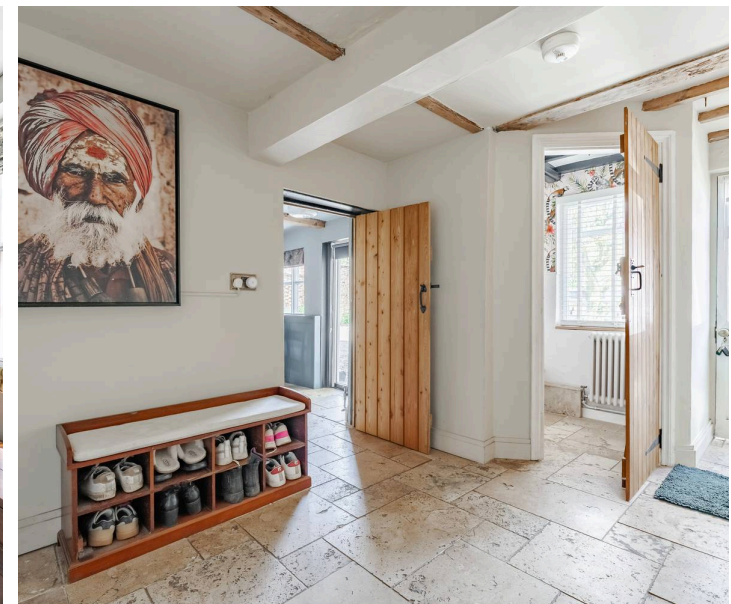
In the heart of Mattishall, this Grade II listed home is full of character and warmth. Original wooden floors and exposed beams create a welcoming atmosphere throughout, while a beautifully crafted stained glass window brings a touch of artistry to the first-floor landing. The bespoke German-designed kitchen and versatile reception rooms support modern family life, and the bedrooms offer restful privacy. Outside, the mature garden features inviting seating areas, an ornamental pond, and a summerhouse, all framed by views across Church Plain and Mattishall Church. Offered chain free, this home reflects the charm and character of village living, with spaces that feel both comfortable and thoughtfully designed.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



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- Offered chain free
- Grade II listed period residence proudly positioned in the popular Norfolk village of Mattishall
- Rich in character and charm, retaining the original features of exposed beams, original flooring, wooden doors and a stunning stained glass window
- Beautiful setting displaying views across Church Plain and Mattishall Church, creating a peaceful and scenic environment
- Brand-new boiler installed approx. 3 weeks ago
- Three reception rooms including a formal dining room, a cosy living room with an open fireplace and a flexible home office
- A bespoke German-design Kitchen made by 'Smile Kitchens' fitted with high-quality cabinetry, a full-range of integrated appliances and a central island, with pendant lighting
- Three generous-sized bedrooms offering the utmost comfort and privacy, with built-in storage cupboards and a walk-in dressing/laundry room
- Established garden featuring several seating areas, a laid to lawn, planted beds, an ornamental pond and a summerhouse
- A vast shingle driveway that wraps round to the rear of the property, with a detached garage for storage/workshop use



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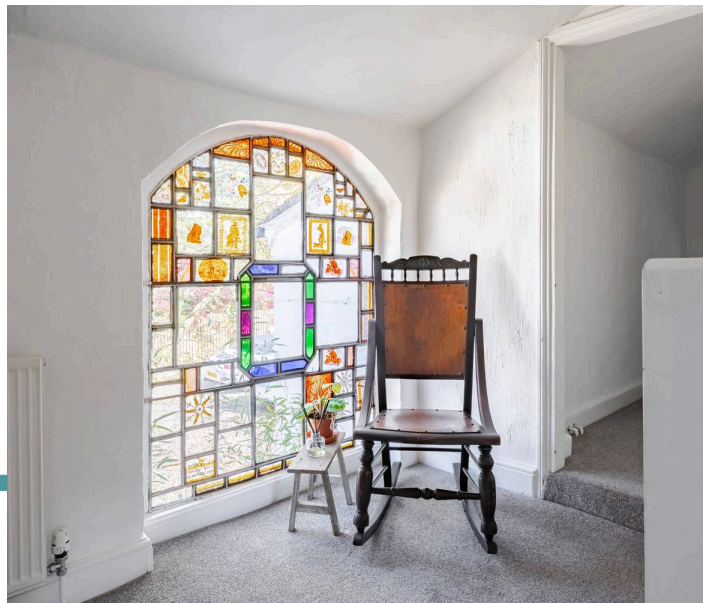
Dereham Road runs through the centre of Mattishall, a Norfolk village. The village sits amid open farmland and hedgerows, giving a sense of space even near the centre, while trees line parts of the street and gardens are generally well-tended.

The village has a good range of amenities within easy reach of Dereham Road. These include a village store, post office, public house, church, doctor's surgery with pharmacy, a fish and chips takeaway, hairdressers, and a very popular junior school. There is also a gym, two cafés, one conveniently near the church, and a children's nursery at Southgreen Enterprise Centre. For recreation, Mattishall has its own cricket, football, bowls, and golf clubs, catering to residents of all ages.

For larger shopping and leisure options, the nearby market town of Dereham offers a mix of modern and traditional amenities. Free parking makes it easy to explore its restaurants, pubs, and cafés, or enjoy an afternoon of shopping. Dereham also has museums, a leisure centre, golf course, and schools, while nature lovers can take walks along Neatherd Moor and Vicarage Meadow. Slightly further afield, attractions include the ruins of the Saxon Cathedral at North Elmham, Pensthorpe Wildlife Park, Dinosaur Park, and Thetford Forest Park.

Transport links are convenient. Mattishall is about 2 miles from the A47, providing straightforward access to Norwich and Dereham. Bus services run regularly to both towns, with Norwich connections as frequent as every half hour. The city of Norwich offers a wider range of amenities, including major rail links to London and beyond, as well as Norwich International Airport.

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Offered chain free, this Grade II listed period residence occupies a distinguished position in the sought-after Norfolk village of Mattishall, blending historic character with the comforts of contemporary living. With origins that celebrate traditional craftsmanship, the property retains a wealth of original features, including exposed beams, original flooring, traditional wooden doors, and a remarkable stained glass window that commands attention as it catches the natural light.

From the moment you arrive, the setting, overlooking Church Plain and the iconic Mattishall Church, evokes a sense of place and serenity, combining the charm of village life with the practicality of modern living. A vast shingle driveway wraps round to the rear, where a detached garage provides ample storage or workshop space.

Internally, the property offers three reception rooms, each thoughtfully arranged to balance formality and comfort. The formal dining room provides an ideal setting for entertaining, while the cosy living room, with its open fireplace and exposed beams, exudes warmth and character. A third reception room offers flexible use as a home office or additional sitting space, perfectly suited to modern working patterns. Each room has been carefully decorated to complement the historic features, creating an inviting and harmonious atmosphere.



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The heart of the home is the bespoke German-designed kitchen by Smile Kitchens. Expertly fitted with high-quality cabinetry, a full range of integrated appliances, and a central island illuminated by pendant lighting. A spacious utility room offers practical convenience with tiled flooring, full-height cupboards, and a convenient WC, ensuring everyday tasks are effortlessly accommodated.

Ascending to the first floor, the striking stained glass window continues to captivate, filling the landing with natural colour and light. The three generously proportioned bedrooms provide both comfort and privacy. Each benefits from built-in storage, while the principal bedroom is complemented by a walk-in dressing and laundry room. The large family shower room is contemporary and practical, featuring a walk-in shower, hand wash basin, and toilet, with integrated storage to maintain a clean and uncluttered environment.

Outside, the gardens enhance the property's appeal, with multiple seating areas creating opportunities to enjoy quiet reflection or social gatherings amid the landscaped beds and ornamental pond. The summerhouse provides a versatile space, ideal as a studio, home office, or a space for hobbies, while the surrounding lawn and mature planting provide a sense of permanence and care, framing the property beautifully against the backdrop of the village.

This residence stands as a rare example of a historic home that retains its period integrity while offering all the practical advantages expected in a modern family home. It presents a unique opportunity to acquire a property of enduring appeal, with space, light, and character throughout.

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In the heart of Mattishall, this Grade II listed home is full of character and warmth. Original wooden floors and exposed



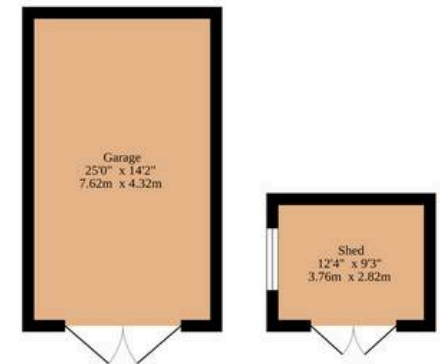
Ground Floor
861 sq.ft. (80.0 sq.m.) approx.



1st Floor
847 sq.ft. (78.7 sq.m.) approx.



Garage
470 sq.ft. (43.7 sq.m.) approx.



Total Sqft Includes The Garage And The Shed.

TOTAL FLOOR AREA : 2178 sq.ft. (202.3 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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Your home, our market



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