



Forge House Station Road, Yaxham

Dereham



Minors & Brady

Forge House Station Road

Yaxham, Dereham

Life at Forge House begins with a sense of warmth and welcome, the feeling of arriving somewhere with history, personality and room to shape your own way of living. This former village pub has evolved into a generous and beautifully balanced family home, offering four bedrooms in the main house alongside two stylish annexe rooms that open the door to flexible modern living. Inside, character features sit comfortably beside thoughtful updates, from the inviting reception spaces to the well-designed kitchen and bright dining area. The courtyard garden and surrounding outbuildings add further scope, whether for hobbies, hosting or practical day-to-day use. Set in the heart of Yaxham and just moments from the much-loved Mid-Norfolk Railway, Forge House offers a lifestyle that feels connected, versatile and full of charm, a home ready to support family life in all its variety.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



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- Substantial Victorian former public house offering 3,863 sqft of spacious and flexible accommodation
- Shaker-style kitchen with central island, pantry, wooden worktops and space for a Rangemaster and American-style fridge freezer
- Bright vaulted dining area adjoining the kitchen, ideal for everyday use and entertaining
- Three well-proportioned reception rooms providing excellent flexibility for family living and working from home
- Four generous bedrooms within the main house, including two with ensuite facilities
- Additional ground-floor guest suite featuring a dual-aspect bedroom, dressing room and private shower room
- Two modern annexe bedrooms, each with ensuite shower rooms, suitable for guests, multi-generational living or income potential
- Low-maintenance courtyard garden framed by a range of outbuildings, including laundry room, outdoor WC, garage and large garden store with scope for further development (stpp)
- Attractive period features throughout, including high ceilings, checkerboard flooring and feature fireplaces
- Ample off-road parking on a generous gravel driveway, close to the popular Mid-Norfolk Railway and village amenities



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Yaxham

Station Road sits on the edge of Yaxham, a small Norfolk village a few minutes south of Dereham, surrounded by open fields, quiet lanes and a mix of period cottages and newer homes. Daily needs are covered in the village itself with Yaxham Waters Farm Shop and Café, while Dereham, about 2 miles away, provides the closest supermarkets, including Tesco Extra, Morrisons, Aldi and Lidl. Families tend to look toward nearby schools such as Yaxham Church of England Primary Academy, Toftwood Infant and Junior Schools, and Dereham Neatherd High School. Transport links are practical rather than busy: the A47 is easily reached for routes toward Norwich and King's Lynn, local buses run between Yaxham and Dereham, and trains are available from Norwich for wider travel. Life here leans toward a slower, rural rhythm, walking routes, open countryside, and a close-knit village feel, with Dereham close enough to keep everyday errands simple.



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Forge House is introduced to the market as an impressive Victorian home of notable charm and flexibility, set within the well-connected village of Yaxham. Once the local public house, the property has been sensitively reimagined over time to create a generous family residence that balances its heritage with contemporary comfort. Its characterful features, adaptable layout and proximity to the Mid-Norfolk Railway, famed for its seasonal and nostalgic events, make it a particularly appealing opportunity for buyers seeking a home with personality and potential.

A welcoming entrance hall sets the scene, with high ceilings and classic checkerboard flooring offering an immediate sense of scale and period appeal. To the front, the main sitting room provides an elegant yet comfortable space, centred around a traditional fireplace. Two additional reception rooms sit alongside, currently arranged as a snug and a reading room, each offering its own atmosphere and allowing the ground floor to flow naturally towards the kitchen.

The kitchen itself is a beautifully designed space, fitted with shaker-style cabinetry and warm timber worktops that complement the home's character. A substantial central island with breakfast bar provides a sociable focal point, while a pantry, integrated dishwasher and space for a Rangemaster cooker and American-style fridge freezer ensure practicality. Beyond the kitchen, a vaulted dining area creates a bright and inviting setting for everyday meals or larger gatherings, with its sense of height and light adding to the overall appeal.



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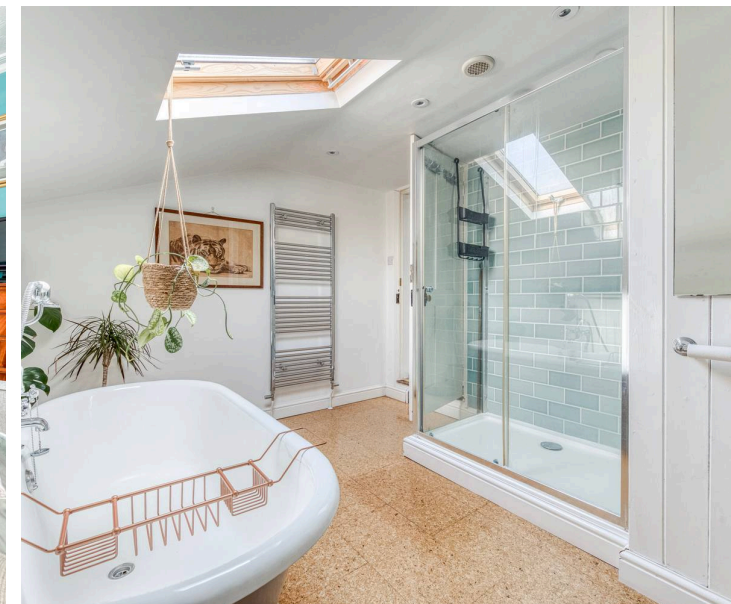
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Positioned to the opposite side of the ground floor is a superb guest suite, offering excellent privacy. This includes a generous dual-aspect bedroom with feature fireplace, a dedicated dressing room with fitted storage, and a modern ensuite shower room. Additional ground floor features include a useful storage room and access to the cellar beneath the stairs.

The first floor is arranged around a central landing, leading to three comfortable double bedrooms. Two benefit from their own ensuite facilities, one with a shower, the other with a bath and overhead shower, while the largest bedroom is served by a stylish family bathroom complete with walk-in shower and freestanding roll-top bath.

Outside, the courtyard garden has been designed with ease of maintenance in mind. Predominantly laid to shingle with paved edging, it provides a pleasant and practical outdoor space for dining or relaxing. A collection of outbuildings surrounds the courtyard, including a laundry room, outdoor WC, garage and a substantial garden store, which may offer scope for further development subject to the necessary consents.



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A particular asset of Forge House is the pair of well-finished annexe bedrooms, each with its own modern ensuite shower room. These versatile rooms lend themselves perfectly to guest accommodation, home working or multi-generational living, and have previously been used successfully for B&B stays, an attractive prospect given the popularity of the nearby heritage railway and its programme of themed events.

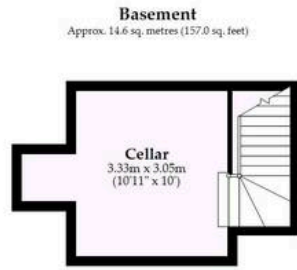
To the front, a gravelled driveway provides generous parking for several vehicles, completing the practical advantages of this distinctive home.

Forge House presents a rare chance to acquire a property that combines period character, thoughtful modernisation and exceptional versatility. Its generous proportions, flexible layout and appealing setting make it a home well suited to a range of lifestyles, offering both comfort and opportunity in equal measure.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

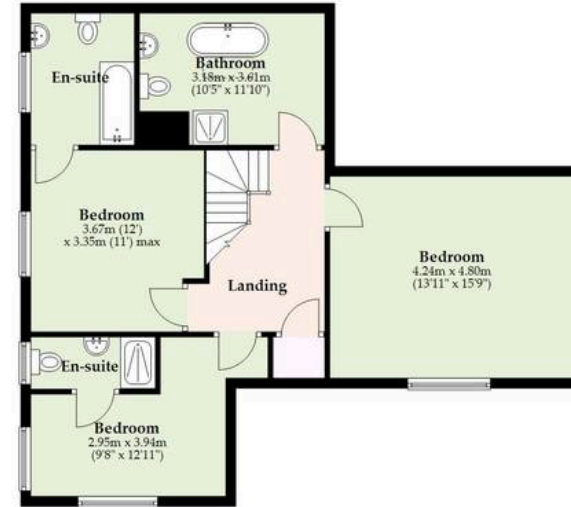
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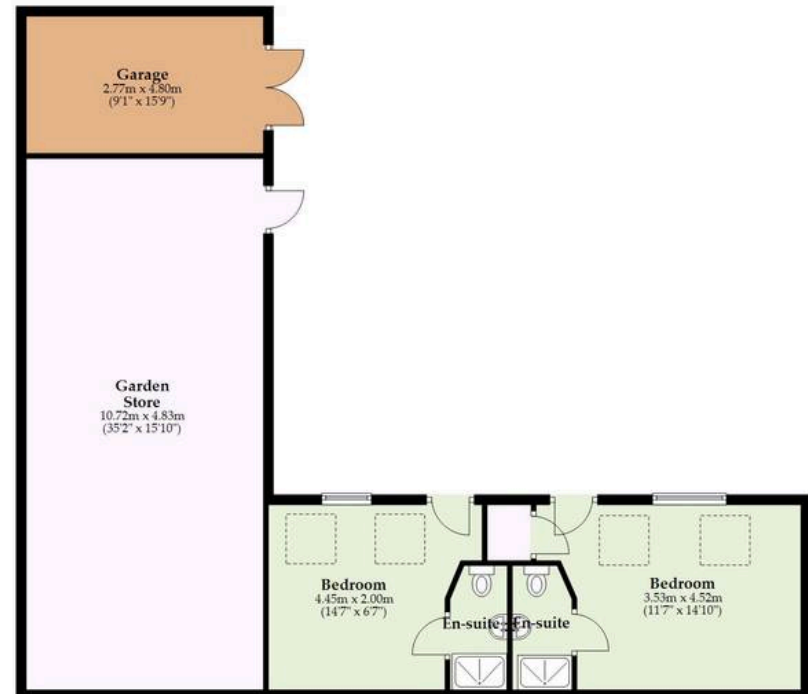
Ground Floor
Approx. 163.8 sq. metres (1762.8 sq. feet)



First Floor
Approx. 74.6 sq. metres (802.9 sq. feet)



Outbuilding
Approx. 106.0 sq. metres (1140.7 sq. feet)



Total area: approx. 358.9 sq. metres (3863.5 sq. feet)

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.
Plan produced using PlanUp.

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Minors & Brady
Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

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