



17 Station Road, Foulsham

Dereham



Minors & Brady

17 Station Road

Foulsham, Dereham

Full of warmth, charm and character, Bethany Cottage is a beautifully presented period home offering peaceful village living with flexible and well-maintained accommodation throughout. The cosy sitting room showcases exposed beams and a feature fireplace, creating an inviting space to relax and unwind. A spacious kitchen diner provides excellent practicality for everyday living, while the bright garden room adds valuable versatility as an additional reception area, office or dining space. Upstairs, two well-proportioned bedrooms are complemented by a modern bathroom, all finished in keeping with the home's welcoming feel. Outside, the property enjoys enclosed private gardens alongside the added benefit of off-road parking. Combining characterful features with modern comfort, this charming cottage is perfectly suited to buyers seeking a home with personality in a desirable village setting.

- Charming semi-detached period cottage full of character and charm
- Two well-proportioned bedrooms with peaceful outlooks
- Generous and versatile living accommodation throughout
- Cosy sitting room featuring exposed beams and fireplace
- Spacious kitchen diner ideal for everyday living and entertaining
- Bright and adaptable garden room offering flexible additional space
- Modern family bathroom fitted with stylish contemporary finishes
- Attractive enclosed private gardens perfect for relaxing outdoors
- Convenient off-road parking positioned to the front of the property
- Desirable village setting within the heart of popular Foulsham





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The Location

Situated in the well-served Norfolk village of Foulsham, Station Road offers a convenient rural setting combined with a strong sense of community and everyday practicality. The village itself provides a range of useful amenities including a local convenience shop, primary school, doctors' surgery, village hall, and traditional public house, helping to support a relaxed and well-connected lifestyle. Foulsham is known for its friendly atmosphere and active community, with local events and clubs contributing to its welcoming village feel.

Surrounded by attractive Norfolk countryside, the area is ideal for those who enjoy walking, cycling and outdoor living, with a variety of quiet country lanes and scenic routes nearby. Despite its peaceful setting, the village remains well positioned for access to larger towns including Dereham, Reepham and Fakenham, all offering a wider selection of supermarkets, cafés, restaurants and further schooling options. Norwich city centre is also within reasonable driving distance, making the location suitable for commuters seeking a balance between countryside living and accessibility.

Foulsham itself has a rich local history and retains much of its traditional character, with a blend of period homes, open green spaces and established village amenities creating an appealing environment for a range of buyers. The nearby road links provide convenient connections across Norfolk, while the surrounding rural landscape adds to the area's charm and long-term appeal.



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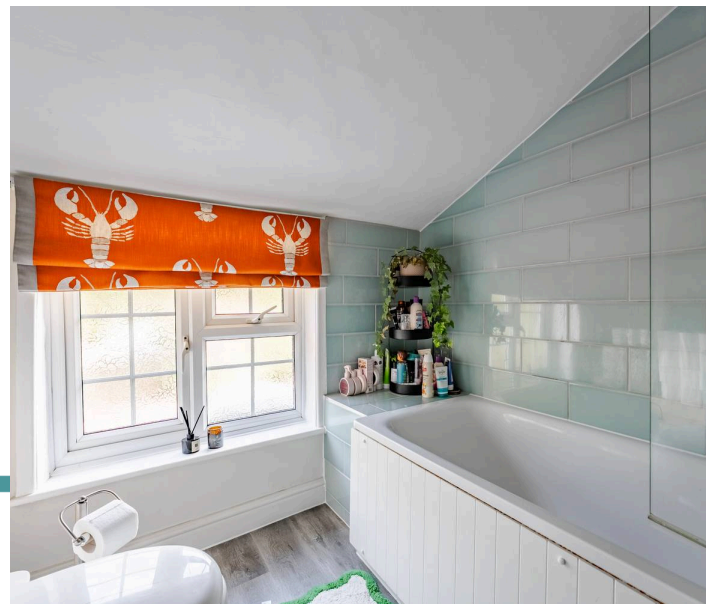
Foulsham, Dereham

Station Road, Foulsham

Bethany Cottage is a beautifully presented semi-detached period home offering a wonderful balance of character, comfort and practicality. Thoughtfully maintained throughout, the property showcases a wealth of traditional features alongside flexible living accommodation, making it perfectly suited to a range of buyers seeking peaceful village living.

The accommodation is both warm and welcoming from the moment you step inside. The sitting room is full of character, featuring exposed beams and an attractive fireplace which creates a cosy focal point and enhances the cottage's inviting atmosphere. The generous layout continues into the well-appointed kitchen diner, offering ample storage and worktop space alongside plenty of room for everyday dining and entertaining.

One of the standout features of the home is the addition of the versatile garden room, a bright and adaptable space overlooking the garden which could comfortably serve as a second reception room, home office, hobby room or dining area depending on individual requirements. This flexible layout adds to the practicality of the property while allowing natural light to flow throughout the ground floor.



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To the first floor, the cottage offers two well-proportioned bedrooms, both enjoying a peaceful outlook and retaining the home's welcoming feel. The accommodation is completed by a modern family bathroom fitted to provide comfort and convenience while complementing the character of the property.

Externally, Bethany Cottage continues to impress with attractive enclosed gardens creating a private and tranquil outdoor setting ideal for relaxing, entertaining or gardening enthusiasts. The property also benefits from off-road parking to the front, adding further convenience.

Combining period charm, flexible accommodation and a highly desirable setting, this delightful cottage presents an excellent opportunity to enjoy characterful Norfolk living and must be viewed to be fully appreciated.

Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage.



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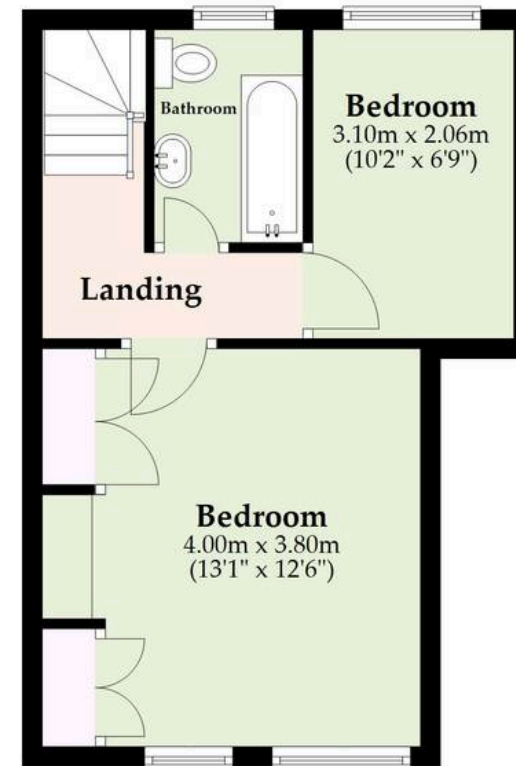
Ground Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 76.7 sq. metres (825.5 sq. feet)

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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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