



3 Claypit Road, Foulsham

Minors & Brady



3 Claypit Road

The dream of owning a genuine country home starts here, with approximately 1.5 acres of glorious grounds surrounding a character-filled detached property rich in authenticity, charm and lifestyle appeal. From productive orchards and a wildlife-rich pond to a field with equestrian and smallholder potential, the exceptional plot provides a wonderful backdrop for countryside living. Inside, the home is full of character, featuring a bright entrance hall, original-style wooden doors, a country kitchen with a Belfast sink and red Aga, and a cosy sitting room centred around a log burner set within a brick alcove. Three well-proportioned bedrooms and a traditional four-piece bathroom provide comfortable accommodation, while the detached log cabin and workshop offer excellent versatility for home working, hobbies or storage. Previous planning permission was granted for stables, and the rear field benefits from access suitable for vehicles such as horse boxes, making it particularly attractive to those with equestrian interests.

- Occupying approximately 1.5 STMS acres of grounds with open field beyond
- Detached country home filled with character and authentic charm throughout
- Ideal for an equestrian or smallholder lifestyle with excellent potential
- Previous planning permission granted for the construction of stables
- Spacious kitchen/dining room with a Belfast sink and red Aga
- Cosy sitting room featuring a log burner, brick alcove and timber mantel
- Three well-proportioned bedrooms served by a four-piece bathroom
- Detached log cabin and workshop both benefiting from mains electricity
- Productive orchard, large polytunnel and wildlife-rich pond within the grounds
- Peaceful rural setting whilst remaining within easy reach of local amenities





The Location

Situated within the well-regarded village of Foulsham, this location enjoys a convenient yet distinctly rural setting, offering a strong sense of community alongside the tranquillity of the surrounding Norfolk countryside. The village itself provides a selection of everyday amenities, including a local shop, primary school and traditional public house, creating a setting that comfortably supports day-to-day living while retaining its character and charm.

Foulsham holds a long-established place within North Norfolk, known for its historic roots and period properties, which contribute to its quietly attractive streetscape and enduring appeal. The pace of life here is relaxed, with a genuine village atmosphere that appeals to those seeking a more considered way of living, away from the busier pace of larger towns.

Nearby, the market towns of Dereham and Reepham offer an extended range of facilities, including supermarkets, independent retailers, cafés, restaurants and healthcare services, ensuring that broader amenities are within easy reach. These neighbouring centres complement village life well, providing convenience without compromising the sense of rural escape.

The area is also well connected by road, allowing straightforward access to Norwich, with its wider range of cultural, retail and employment opportunities, as well as connections to the wider region. This balance of accessibility and countryside setting makes the location particularly appealing to those who commute or enjoy the flexibility of reaching both town and country with ease.

Surrounded by open farmland and unspoilt countryside, the area offers a wealth of opportunities for walking, cycling and enjoying the outdoors. Quiet country lanes and local footpaths provide easy access to the landscape, making it ideal for those who appreciate fresh air, space and a connection to nature.

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Foulsham, Dereham

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This characterful detached country home occupies an exceptional plot of approximately **1.5 acres**, offering a rare opportunity to enjoy a genuine rural lifestyle with an abundance of outdoor space, whilst remaining within convenient reach of everyday amenities.

The extensive grounds are undoubtedly the star of the show, providing a wonderful setting for those seeking a smallholding lifestyle, equestrian interests, or simply a home with space to enjoy nature, gardening and outdoor pursuits. Previous planning permission was granted for the construction of stables on the field, and a protective covenant exists restricting use of the land to equestrian and smallholder purposes only. The rear field benefits from practical vehicle access, allowing larger vehicles such as horse boxes to be driven directly onto the land.

Approached via a shingled frontage providing parking for up to five vehicles, the property immediately presents an inviting and authentic feel. A porch opens into a bright entrance hall where the home's character is immediately apparent, with attractive wooden accents, traditional-style internal doors and charming period-inspired details continuing throughout the accommodation.



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The sitting room is a warm and welcoming reception space, measuring approximately 17'9" x 10'10", with a striking log-burning stove set within a brick alcove and complemented by a substantial wooden mantel. Large windows create a bright atmosphere while the feature fireplace provides a cosy focal point, making this an ideal room for relaxing and entertaining throughout the seasons.

Running alongside the hall is the impressive kitchen/dining room, extending to over 25 feet in length. Designed in a timeless country style, the kitchen features attractive wooden cabinetry, solid work surfaces, a traditional Belfast sink and a beautifully positioned red Aga which enhances the room's charm and practicality. The generous proportions provide ample space for family dining and day-to-day living, creating a sociable hub at the heart of the home.

Beyond the kitchen is a useful utility room, offering additional storage and laundry facilities while helping to keep the main living areas uncluttered. A ground floor cloakroom/WC adds further convenience.

The first floor accommodation is arranged around a central landing and comprises three bedrooms. The principal bedroom is particularly impressive, measuring approximately 18' x 10', providing an excellent main retreat with pleasant views over the surrounding grounds. The additional bedrooms offer flexible accommodation suited to family life, guests, home working or hobbies. Serving the bedrooms is a four-piece family bathroom fitted with a freestanding bath, pedestal wash basin, separate shower enclosure and WC, perfectly complementing the overall character of the property.



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Externally, the grounds truly set this home apart. Extending to around 1.5 acres, the land offers tremendous potential for those seeking a more self-sufficient lifestyle. A substantial 20-metre polytunnel, fitted with 2.2-metre-wide gates at both ends, currently houses an apricot tree and three productive grape vines. Elsewhere throughout the grounds can be found an impressive collection of established fruit trees including damson, plum, walnut, cherry, cooking and eating apple trees, together with cooking and eating pear varieties, creating a productive and attractive environment throughout the year. A large pond provides a wonderful feature within the grounds, stocked with fish and adorned with water lilies, while also supporting a wide variety of wildlife. The combination of open field, established planting and water features creates a peaceful countryside setting that will appeal to nature lovers and those looking to escape the pressures of modern life.

Positioned immediately behind the house are a substantial log cabin and adjoining workshop, both benefiting from certified mains electricity. The log cabin, measuring approximately 10'7" x 17', offers excellent potential as a home office, studio or hobby room and benefits from a strong WiFi connection to the main house. The neighbouring workshop provides useful storage and workspace, ideal for those with practical interests or requiring additional outbuildings.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity and drainage. Oil-fired heating.

A protective covenant on the land exists that allows for equestrian and small holder's use only.

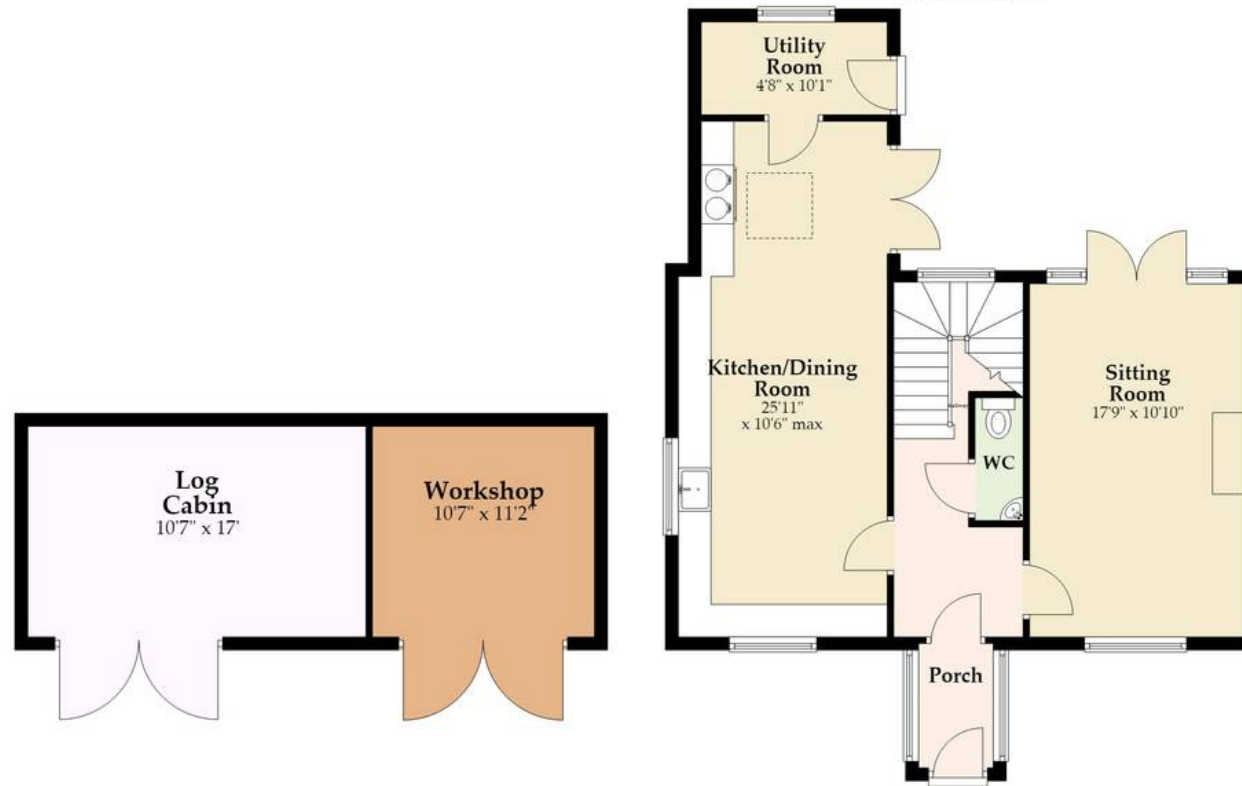


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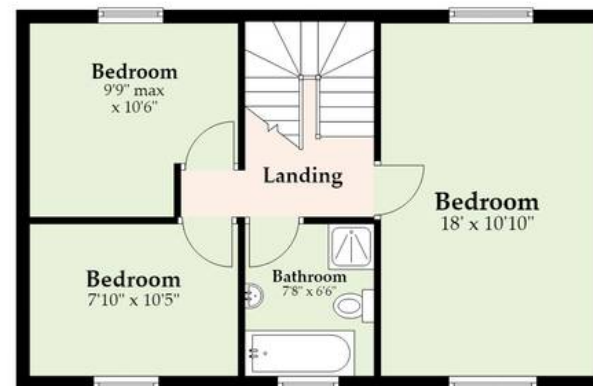
Ground Floor

Approx. 978.0 sq. feet



First Floor

Approx. 509.4 sq. feet



Total area: approx. 1487.4 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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