

17 Thornham Road, Methwold

Minors & Brady

17 Thornham Road

Methwold, Thetford

An exceptional opportunity to acquire a substantial village residence with extensive outbuildings and remarkable scope for future use. This impressive detached home offers over six bedrooms and a highly adaptable layout, making it ideal for larger families, those requiring multi-generational accommodation, or buyers seeking generous work-from-home space. Three separate reception rooms provide flexibility for both day-to-day living and entertaining, while the spacious kitchen/breakfast room serves as a practical hub for family life. Upstairs, the well-proportioned bedrooms are complemented by a family bathroom and useful additional storage areas. Outside, the property enjoys a generous plot with extensive parking, alongside a significant collection of workshops, office space and triple garaging. The scale and versatility of the outbuildings create exciting possibilities for a variety of future uses, subject to any necessary permissions.

- Guide Price: £600,000 - £650,000
- Substantial detached village home occupying a generous plot with extensive outdoor space and sizeable frontage
- Characterful kitchen/breakfast room with space for everyday dining, complemented by a useful adjoining larder

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- Spacious principal sitting room centred around an attractive fireplace and offering excellent room for multiple seating arrangements
- Family room and formal dining room creating adaptable spaces that can evolve to suit changing lifestyle requirements
- Six well-proportioned bedrooms offering flexibility for larger households, guest accommodation or dedicated home office use
- Large driveway providing extensive off-road parking capacity for numerous vehicles, visitors or recreational equipment
- Impressive triple garage building offering secure storage, workshop potential or space for specialist hobbies
- Additional workshops and office accommodation delivering excellent opportunities for home working or business-related use
- Exceptional potential within the substantial outbuildings for ancillary accommodation or annexe creation, subject to any necessary consents

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The Location

Methwold is an established Norfolk village offering a quieter pace of life within a traditional rural setting, appealing to families and buyers seeking a balance between village living and everyday convenience. Local amenities include village shops, a general store and post office, while the St George's Hall Complex provides a hub for community activities. A wider selection of supermarkets, independent shops, cafés, restaurants and leisure facilities can be found in nearby Brandon, Downham Market and Thetford. Families are catered for by Duchy of Lancaster Methwold Church of England Primary School and Iceni Secondary Academy, both within the village.

The village benefits from road connections towards Thetford, Downham Market and King's Lynn, with rail services available from Brandon and local bus routes linking surrounding communities. The area is well suited to outdoor pursuits, with open countryside, rural walking routes and the extensive woodland of Thetford Forest nearby. Local attractions include the historic Oxburgh Estate and Brandon Country Park, both offering opportunities to enjoy the surrounding landscape. Methwold provides a practical village lifestyle, with local schooling, access to neighbouring towns and plenty of countryside to explore.

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The property is entered via a welcoming porch which opens into a remarkably spacious sitting room, a superb central living space featuring a fireplace and ample room for a variety of seating arrangements. The sitting room forms the heart of the home and provides access to the surrounding accommodation. To one side, the dining room offers an excellent setting for both everyday family meals and larger gatherings, whilst a separate family room provides valuable additional living space. Together, the three reception rooms create a highly adaptable layout suited to modern family life.

Positioned to the rear of the property, the characterful kitchen/breakfast room features tiled finishes and space for informal dining. A useful larder provides additional storage, while the adjoining rear porch, lobby and ground floor WC enhance the practicality of the accommodation. The ground floor balances comfortable living areas with the conveniences required for day-to-day family life.

The first floor is arranged around a central landing and provides access to all six bedrooms. The accommodation offers excellent flexibility for larger families, visiting guests or those requiring home-working space. A family bathroom serves the bedroom accommodation, while a separate store room provides valuable additional storage.

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Externally, the property continues to impress with a large driveway providing extensive off-road parking. Beyond the house, a substantial range of outbuildings significantly enhances the property's appeal, including a sizeable triple garage, two workshops and a separate office. These buildings are ideally suited to storage, vehicle enthusiasts, hobbies or business-related use, while also presenting exciting annex potential, subject to the necessary consents.

Agent's Note

This property will be sold freehold and has oil central heating.

The property is connected to mains water and has a septic tank.

Council Tax Band: F

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Total area: approx. 442.9 sq. metres (4767.3 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 misstatement. 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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Dreaming of this home?
Let's make it a *reality.*



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Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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