



A 4 BEDROOM GRADE II LISTED BARN CONVERSION WITH SPACIOUS OPEN-PLAN ACCOMMODATION A SHORT DRIVE FROM HOLT

Dewings Barn, Westfield Farm, Foxley Road, Foulsham, Norfolk NR20 5RH

**Bedfords**  
ESTABLISHED 1966



## Guide Price: £850,000

(Freehold) Ref: BUR210176 (20.08.24)

- Grade II listed 16th century barn conversion in a rural setting.
- Impressive vaulted ceilings with exposed beams.
- 2415 sq. ft. of accommodation set out over two floors.
- Accommodation comprises; Entrance Hall, Utility Room, Kitchen/Dining/Family Room, Snug, ground floor En-suite double Bedroom, self-contained double Bedroom/Annex with En-suite, landing, two further En-suite double Bedrooms to first floor.
- Bespoke Tom Howley Kitchen with quartz counter-tops, integrated appliances and island unit.
- Limestone flooring to much of the ground floor.
- Gated garden and parking to front aspect.
- South-west facing lawned rear garden and paved terrace with French doors from Kitchen/Family Room.
- Further parking to rear and planning consent for cart lodge.
- 12 Miles to Holt : 17 Miles to Blakeney : 18 miles to Norwich











**FOULSHAM** is a quiet village surrounded by farmland lying to the north of the A1067 Norwich – Fakenham road. The village has a pub, The Queens Head, a Primary School, a convenience store and a 15<sup>th</sup> century flint-stone church with an imposing square tower.

The Georgian town of Holt is 10 miles, with its High Street containing an eclectic array of independent shops, galleries and boutiques.

The market town of Dereham is just 11 miles, with a wide array of shops and facilities.

The fine cathedral city of Norwich is 18 miles with a mainline rail connection to London Liverpool St (1 hr 51 mins) and an airport with international connections via Schipol.







Approximate Area = 2323 sq ft / 215.8 sq m (excludes annexe & void)

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 2415 sq ft / 224.3 sq m

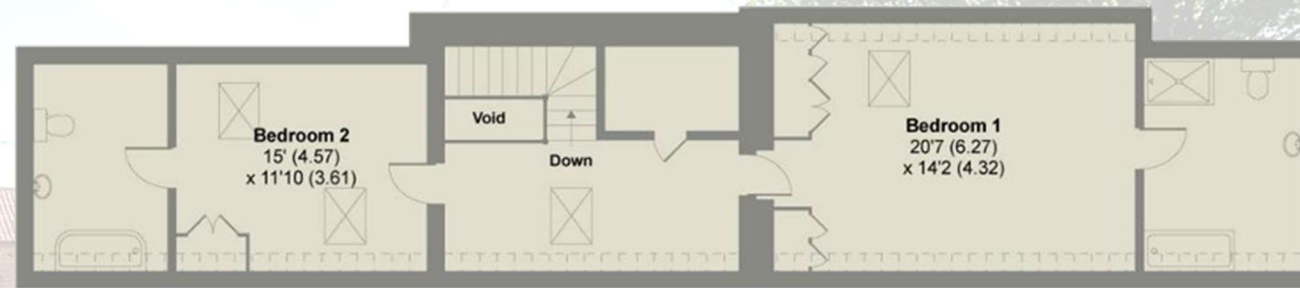
For identification only - Not to scale

Denotes restricted  
head height

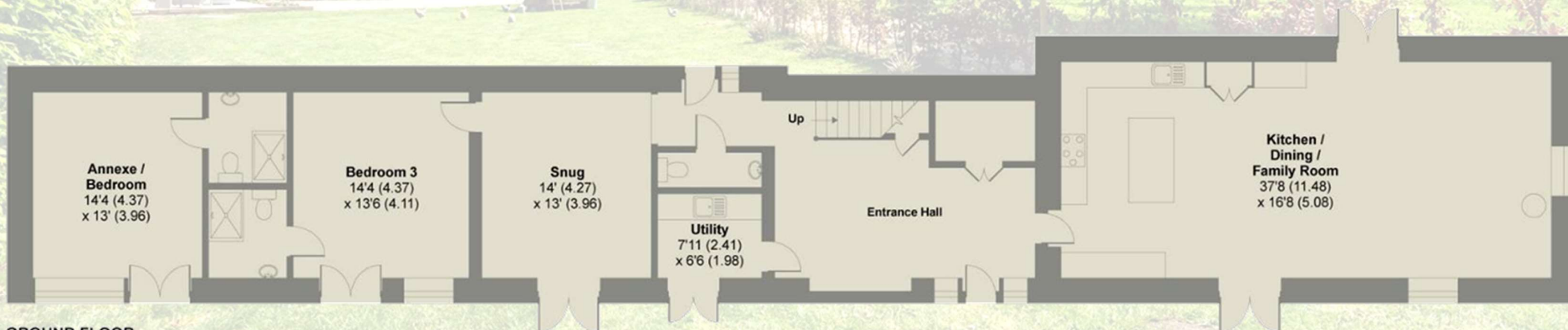
## ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n checom 2022  
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**HEATING:** Oil fired central heating.

**COUNCIL TAX:** Band F.

**SERVICES:** Drainage to septic tank (shared with neighbouring property), mains water and electricity.

**BROADBAND:** Ofcom state that standard broadband up to 25mpbs is available at the property.

**MOBILE:** Ofcom state that EE, O2, Vodafone and Three have limited voice and data available inside the property. Ofcom state that EE, O2, Vodafone and Three are likely to have voice and data available outside the property.

**AGENTS NOTE:** A restrictive covenant states that the property is only to be used as a single private dwelling house and not used as holiday accommodation for paying guests.



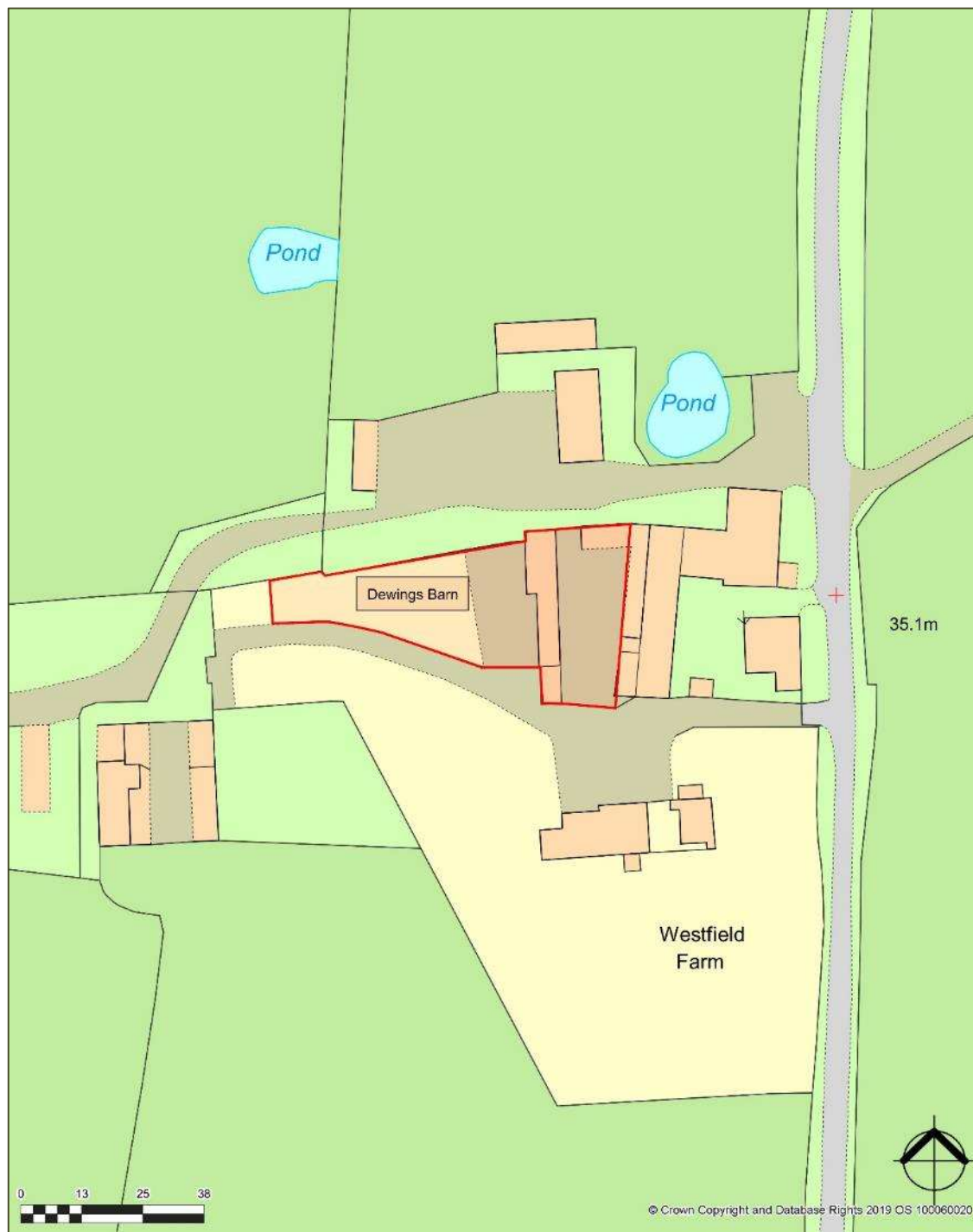












**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.









Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328)

# Bedfords

ESTABLISHED 1966

NORFOLK



SUFFOLK



LONDON

Burnham Market

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