INTRODUCING

The Small Holding

Foulsham, Norfolk

SOWERBYS

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The Small Holding

Hindolveston Road, Foulsham,
Norfolk, NR20 5SQ

Offered With No Onward Chain

Approximately 2/3 Acre (STMS) Private Plot

Set on the Outskirts of Foulsham Village

Potential to Improve and Extend (STPP)

Three Double Bedrooms

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Occupying a private plot on the outskirts of Foulsham, The Small Holding is offered with no onward chain, and presents an excellent opportunity for buyers seeking a detached home with generous outside space, scope for improvement and the potential to extend, subject to the necessary planning permissions.

The property offers well-proportioned accommodation over two floors, including a spacious sitting room, a kitchen and three double bedrooms. The ground floor provides a practical layout with plenty of scope to reconsider the existing accommodation. Three double bedrooms offer flexibility for family living, guests, or working from home, with an en-suite to the first floor principal bedroom and a further shower room serving the two downstairs bedrooms.

One of the property's main attractions is the size and privacy of its plot. At approximately two thirds of an acre (STMS), there's considerable potential for gardening, outdoor entertaining or simply enjoying a more spacious setting than is often available with village properties. For buyers looking to take on a project, there may also be opportunities to improve or extend the existing accommodation, subject to planning permission and any other relevant consents.

Located on the outskirts of Foulsham, The Small Holding combines a village setting with the opportunity to enjoy a little more space around the home. The location is well suited to those looking for a quieter pace of life without being entirely removed from nearby towns and their wider range of facilities.

With its detached status, three double bedrooms, generous plot and scope to add value, The Small Holding is likely to appeal to families, buyers looking for a property to personalise and those seeking a longer-term project. The absence of an onward chain also offers the potential for a more straightforward purchase.

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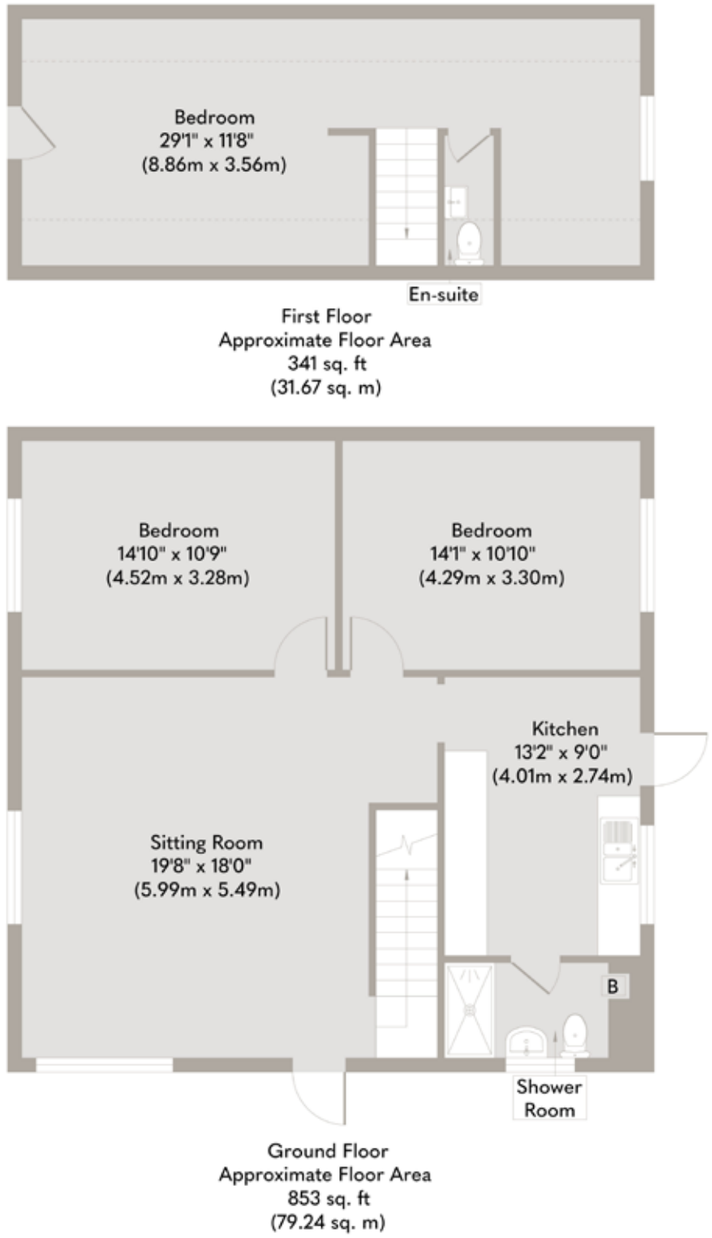












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Foulsham

TIMELESS NORFOLK CHARM

Foulsham, a quaint Norfolk village steeped in history and picturesque charm, features the 14th century 'Church of The Holy Innocent', rebuilt after a fire in 1770 with its original 15th century tower preserved. The village boasts a lively community with amenities including a pub, shop, primary school, community centre, and park.

Located 10 miles from Holt, renowned for its Georgian architecture and vibrant village life, Foulsham enjoys proximity to amenities such as tea shops, antique stores, and Gresham's School. It falls within the catchment area of Reepham High School and is conveniently situated 18 miles from Norwich, offering easy access to transport links via rail and Norwich Airport.

Just a short distance from Foulsham, the market towns of Dereham and Fakenham offer their own unique charms and conveniences.

Dereham, located approximately 9 miles southwest, boasts a blend of historic architecture and modern amenities. The town features a bustling market, independent shops, and leisure facilities.

Fakenham, situated around 10 miles northwest of Foulsham, is celebrated for its traditional market and community spirit. With a range of local businesses, schools, and recreational opportunities, Fakenham retains a quintessential Norfolk character that complements the rural beauty of its surroundings.









Note from Sowerbys



"There's considerable potential for gardening, outdoor entertaining or simply enjoying a spacious and private setting."

SERVICES CONNECTED

Mains water. Electricity via solar PV panels with battery storage. Drainage to treatment plant. LPG heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9300-2875-7600-2496-5751.

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///composes.value.decorated

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SOWERBYS

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