THE STORY OF

Elvin House

Dereham, Norfolk

SOWERBYS

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Elvin House

7 Quebec Road, Dereham, Norfolk
NR19 2DR

Charming Detached Victorian Home with Historic Provenance

Prime Location on Quebec Road, One of Dereham's Most Desirable Addresses

Beautifully Renovated Interior

Spacious Accommodation Extending to Approximately 2,185 Sq. Ft.

Elegant Reception Rooms with High Ceilings, Dual Bay Windows and Bespoke Cornicing

Contemporary Kitchen/Dining Area with Striking Beam and Garden Access

Garden Room with Roof Lantern and Views Across the Landscaped Garden

Four Well-Appointed Bedrooms

Landscaped Rear Garden with Private Brick Paved Entertaining Area and Studio Space

Ample Parking with Large Double Garage and Brick Paved Driveway

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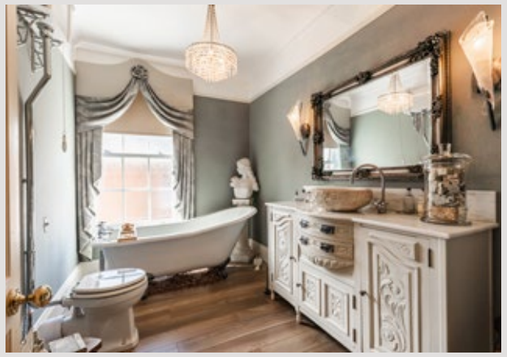
Nestled on the prestigious Quebec Road, this charming Victorian home, believed to have been built in 1861 by coachmaker James Elvin, exudes character and historical allure. Originally home to renowned heraldry artist Charles Norton Elvin and his family, the property resonates with rich history and timeless charm.

Spanning approximately 2,185 sq. ft., this beautifully renovated residence seamlessly blends period features with modern amenities. The ground floor welcomes you with a warm, inviting hallway leading to elegant reception rooms bathed in natural light. The formal sitting room boasts dual bay windows and bespoke Victorian cornicing, while the adjacent kitchen/dining area showcases contemporary style with a striking wooden beam and sleek sage green units.

Ideal for entertaining, the garden room with its expansive roof lantern offers commanding views over the landscaped gardens, perfect for enjoying sunny afternoons. A wood-panelled office with a Victorian serving bell system adds a touch of period elegance, ideal for remote work settings.

Upstairs, the grand central landing leads to four well-appointed bedrooms. The principal suite features a large dressing room, which can be easily converted into an en-suite or reinstated as a fourth bedroom. Three additional bedrooms, one with an en-suite, share a beautifully crafted bathroom complete with a claw foot slipper bath and Thomas Crapper style toilet.

If we had to describe Elvin House in three words it would be unique, elegant and homely.

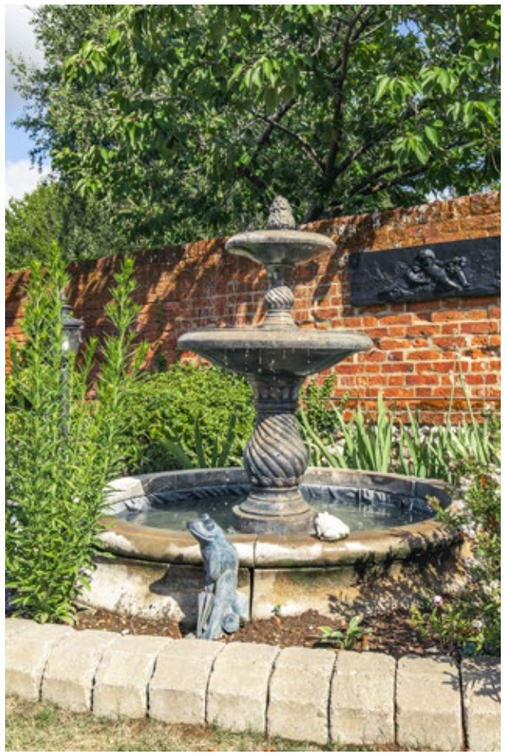


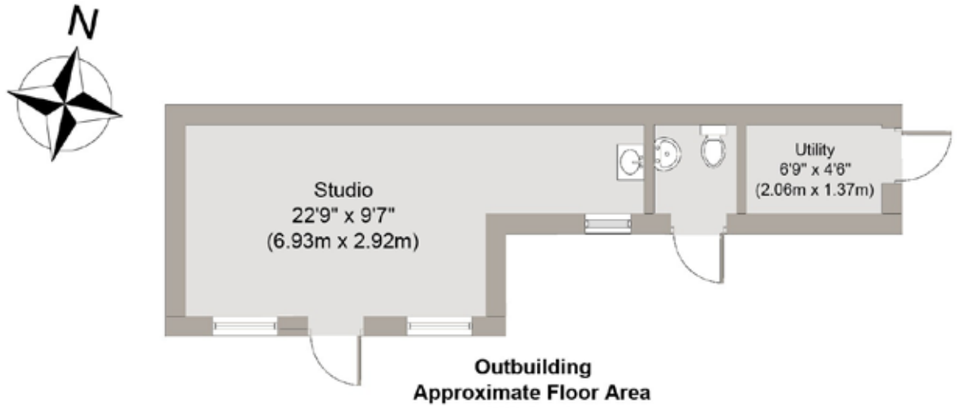
> Being an older property there is so much character which we love.

Outside, the rear garden has been landscaped to include a private brick paved BBQ area, perfect for outdoor entertaining. A separate studio space, currently used as a beauty salon, offers versatile usage options. Completing the property is a large double garage and ample parking on the brick paved driveway.

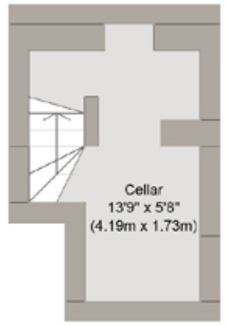
"We enjoy sitting out on the patio looking down on Elvin Road over the treetops, whilst having a drink in the evening sun."

With its blend of historic charm, modern comforts, and prime location, this Victorian gem on Quebec Road presents a unique opportunity for discerning buyers seeking a character-filled home in Dereham.

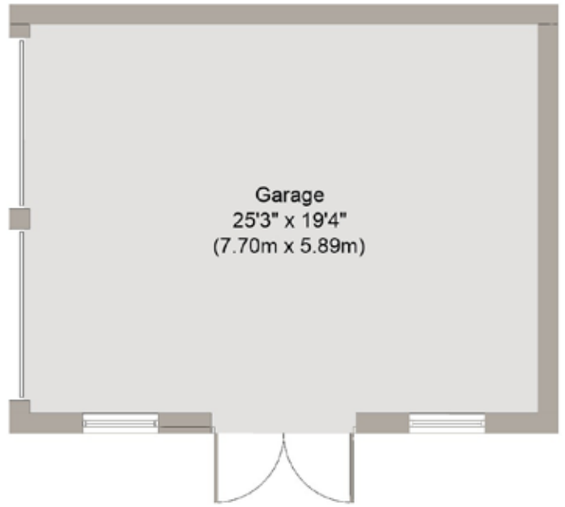




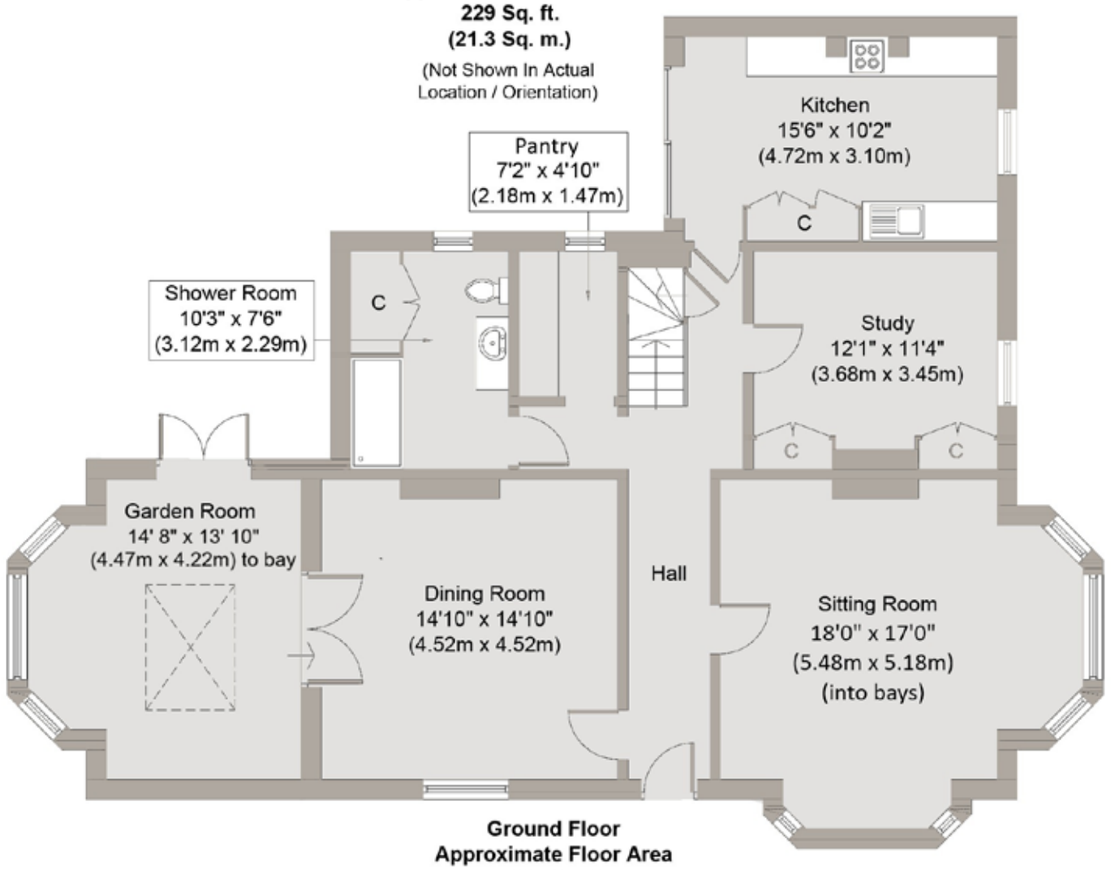
Outbuilding
Approximate Floor Area
229 Sq. ft.
(21.3 Sq. m.)
(Not Shown In Actual Location / Orientation)



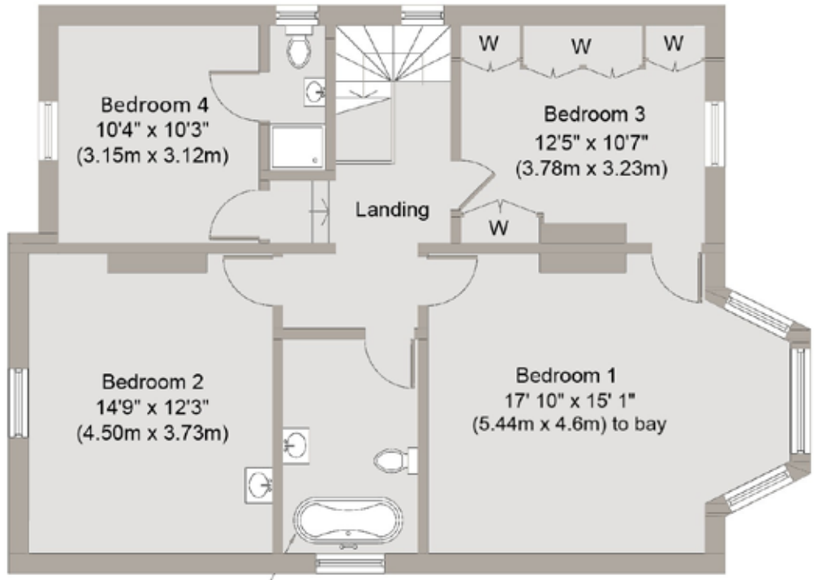
Cellar
Approximate Floor Area
103 Sq. ft.
(9.6 Sq. m.)



Garage
Approximate Floor Area
489 Sq. ft.
(45.4 Sq. m.)
(Not Shown In Actual Location / Orientation)



Ground Floor
Approximate Floor Area
1285 Sq. ft.
(119.4 Sq. m.)



First Floor
Approximate Floor Area
900 Sq. ft.
(83.6 Sq. m.)

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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Dereham

LOCATED IN THE MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.

Note from the Vendor

"We've lived here for 12 years and have completely renovated the entire property including a new roof and new drains, as well as the garden."

SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9330-2358-6200-2292-5005

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.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.

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