



THE STORY OF

2 The Old Foundry

Panxworth, Norfolk

SOWERBYS



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Panxworth, Norfolk
NR13 6JG

Former 1869 Iron Foundry Conversion

Over 2,700 Sq. Ft. of Accommodation

Characterful Industrial Heritage Throughout

Highly Versatile Family Living Spaces

Four Generous Double Bedrooms

Principal Suite with Roof Terrace and En-Suite

Spacious Kitchen/Breakfast Room

Stunning Woodland and Meadow Views

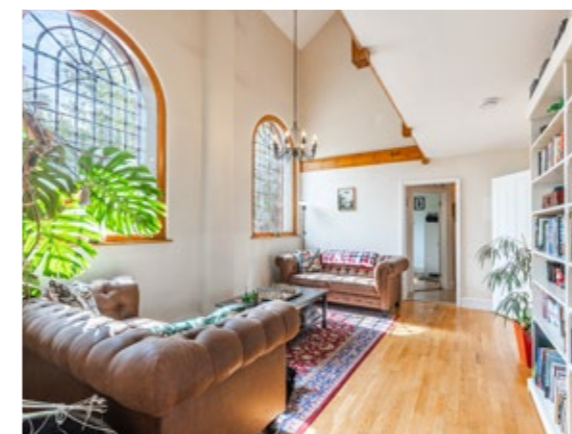
Peaceful Broadland Village Setting

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Dating back to around 1869, this remarkable former iron foundry and smithy has been thoughtfully transformed into a substantial and highly individual home extending to over 2,700 sq. ft. Rich in industrial heritage and character, the property beautifully blends its fascinating past with contemporary countryside living. Originally established by local blacksmith Thomas Smithdale, it now stands as a beautifully reimagined piece of Norfolk's industrial history, offering a rare combination of provenance, scale and individuality.

Occupying a glorious position on the edge of the Broadland village of Panxworth, the setting enjoys far-reaching views across surrounding woodland and open meadows. This idyllic outlook provides a constant connection to nature, with wildlife regularly in view throughout the seasons. The gardens have been thoughtfully arranged to make the most of this environment, complemented by a raised decking area ideal for outdoor entertaining. The most striking vantage point is found from the exceptional balcony terrace adjoining the principal bedroom suite, elevated above the landscape and offering a private retreat to enjoy morning coffee or evening sunsets over the countryside.

Inside, the accommodation is both versatile and generously proportioned, designed with modern living in mind while retaining clear references to its industrial past. The ground floor offers a series of inviting reception spaces including a spacious sitting room, cosy snug and dedicated study, alongside a sociable kitchen/breakfast room which forms the true heart of the home. A utility room and cloakroom provide everyday practicality, while a ground floor bedroom suite offers excellent flexibility for guests, extended family or multi-generational living.



Few homes balance historic charm and contemporary comfort quite so effortlessly.





To the first floor, the principal bedroom suite enjoys its own en-suite and direct access to the stunning roof terrace, creating a private and elevated sanctuary within the home. Two further well-proportioned bedrooms are served by a family bathroom, while an impressive mezzanine level adds architectural interest and enhances the sense of light, space and openness throughout.

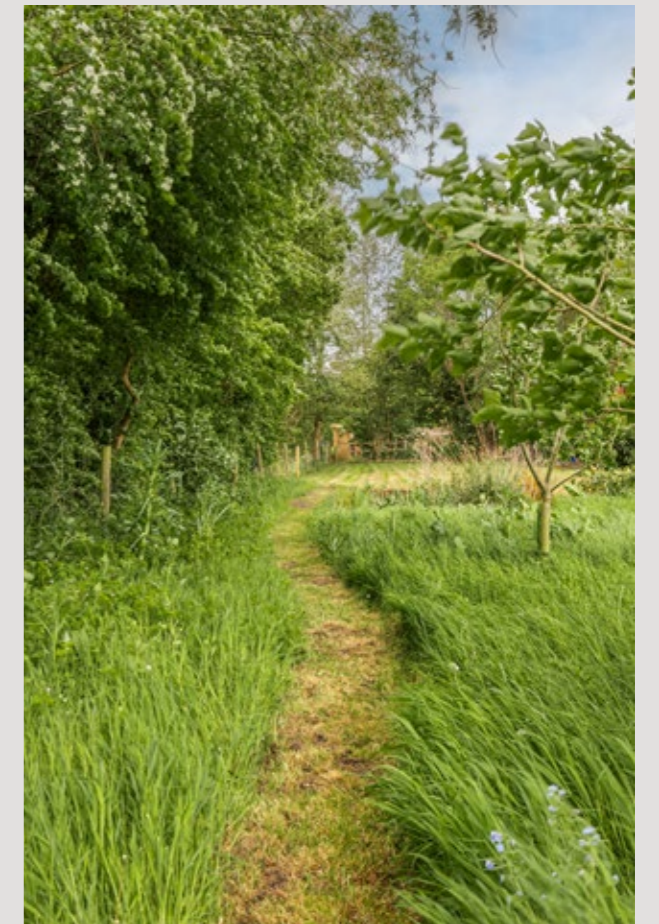
The property's characterful industrial heritage is evident in its unique features and overall atmosphere, with every space reflecting its history while supporting comfortable modern living. The spacious kitchen/breakfast room provides a sociable focal point for everyday life and entertaining alike, seamlessly connecting with the home's generous reception areas.

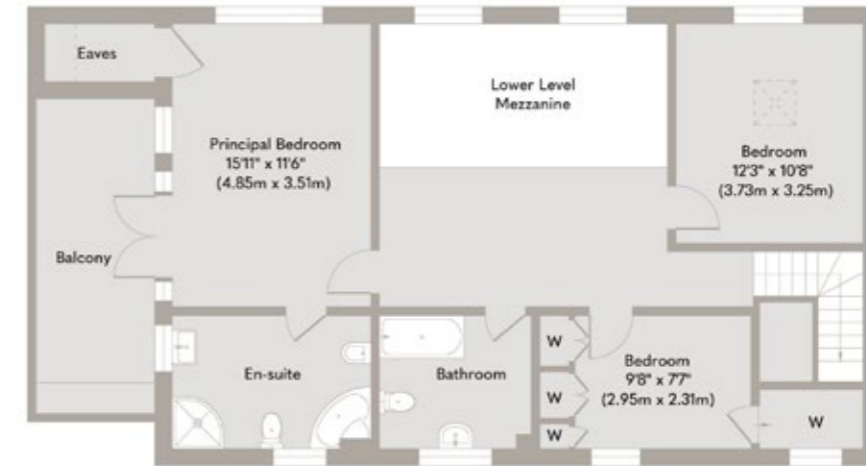
Despite its peaceful rural feel, Panxworth offers convenient access to Norwich and the Norfolk Broads, providing an enviable balance between countryside living and excellent connectivity. Norwich's cultural, retail and transport amenities are within easy reach, while the surrounding landscape offers endless opportunities for walking, cycling and outdoor pursuits.

A home of genuine provenance, individuality and atmosphere, 2 The Old Foundry represents a rare opportunity to acquire a distinctive and beautifully restored piece of Norfolk history, where industrial heritage and contemporary comfort exist in perfect harmony.

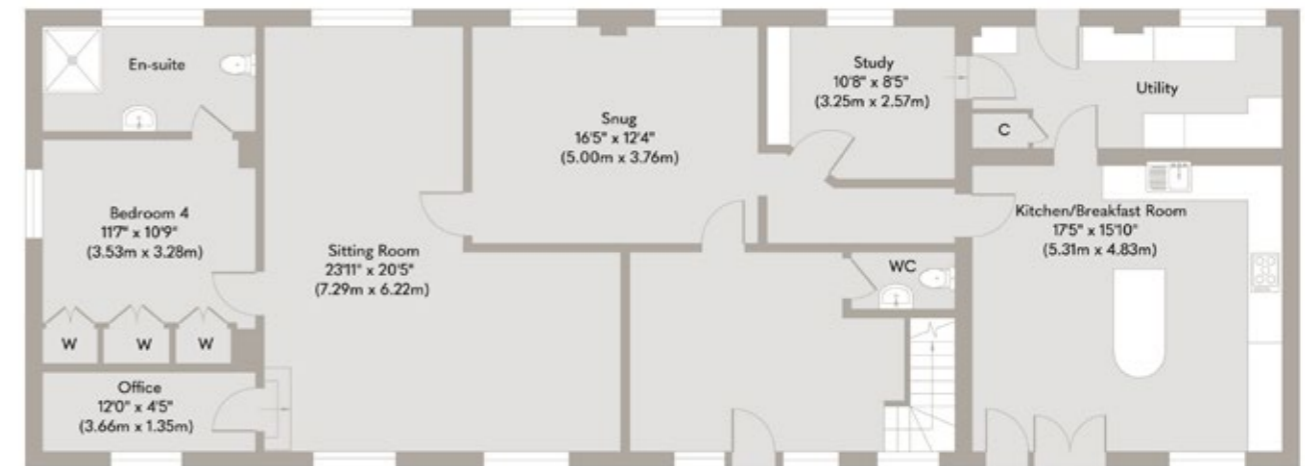


The setting is every bit as special as the home itself, overlooking idyllic Broadland countryside.





First Floor
Approximate Floor Area
1005 sq. ft
(93.35 sq. m)



Ground Floor
Approximate Floor Area
1759 sq. ft
(163.44 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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Panxworth

A POCKET OF BROADLAND WILDLIFE AND INVITING LOCALS

Located in the beautiful surrounding countryside and within close proximity to both Norwich and the Broads, Panxworth offers a perfect blend of rural tranquillity and easy access to exciting city life and stunning natural landscapes.

Panxworth itself is a delightful village, offering visitors a peaceful and serene escape from the hustle and bustle of urban living. The village is characterized by picturesque cottages, historic churches, and scenic countryside views. It's an ideal location for those seeking a quiet environment and is close to both the popular Fur and Feather pub in Woodbastwick (home to Woodforde's Brewery) and The Maltsters in Ranworth.

For those craving a taste of city life, Panxworth's proximity to Norwich provides easy access to a vibrant urban centre, renowned for its rich history, stunning architecture, and lively cultural scene. Visitors can explore the historic Norwich Cathedral, stroll along the charming cobbled streets of Elm Hill, or indulge in shopping and dining experiences in the city's bustling centre.

Nature enthusiasts will be delighted to discover that Panxworth is conveniently located near the breathtaking expanse of the Broads. This unique and internationally acclaimed wetland landscape offers opportunities for boating, birdwatching, and peaceful walks along the waterways. You can take a boat trip, observe the diverse wildlife, or simply unwind amidst the natural beauty.

With its serene village charm and close proximity to both the vibrant city of Norwich and the natural wonders of the Broads, Panxworth presents a wonderful opportunity to experience the best of both worlds. Whether you seek relaxation, exploration, or a bit of both, Panxworth offers a delightful escape in the heart of Norfolk.



Note from Sowerbys



“A truly unique conversion combining Norfolk industrial heritage with exceptional contemporary living.”



SERVICES CONNECTED

Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///hypnotist.pictured.worker

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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