

SOWERBYS

Norfolk Property Specialists



St Annes House

7 Vicar Street, Wymondham, Norfolk, NR18 0PL

Guide Price £495,000



Viewing by appointment with our
Norwich Office 01603 761441 or norwich@sowerbys.com



ST ANNES HOUSE

St. Annes House is a fine Grade II listed 17th century property with later 19th century Gothic style façade, located in the heart of the market town of Wymondham.

Entered through a central panelled door under a neo-Georgian fanlight of eclectic inspiration and gauged round arch, the accommodation is set over three floors. The reception hall features a central fireplace, a recess, cornicing, two cupboards and a Gothic style window to the front, and just off the reception hall there is a study with period display shelving and cupboards to the recesses either side of the central fireplace. From the reception hall and to the rear is a dining room with a fireplace and external access to the rear garden. The well fitted kitchen has a wide range of wall and base level units, space for a cooking range and an external door leading into the inner courtyard. In addition there is a shower room and cellar. St. Annes House also benefits from an integral garage.

The first floor landing serves a barrelled ceiling, dual aspect bedroom to the rear featuring a central fireplace and currently used as a sitting room. There are two further bedrooms, a family bathroom and separate cloakroom. The top floor serves a vaulted bedroom with exposed timbers and a separate storage attic.

Outside and to the rear there is a walled garden with a wide range of mature planting and a raised terrace. In addition there is a paved and gravelled inner courtyard.



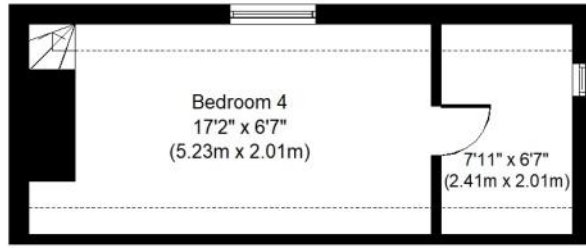
KEY FEATURES

- Fine Grade II Listed Period Home
- Versatile Accommodation Over Three Floors
- Four Double Bedrooms
- Bathroom, Shower Room and Separate Cloakroom
- Study, Snug and Dining Room
- Well-Fitted Kitchen
- Abundant Period Features
- Inner Courtyard and Walled Rear Garden with Mature Planting
- Integral Garage
- Wonderful Location in the Heart of Wymondham

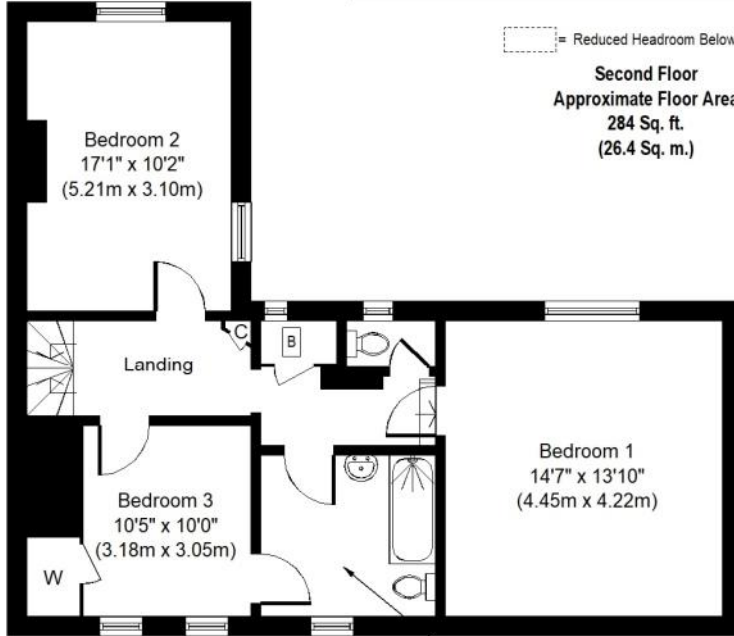








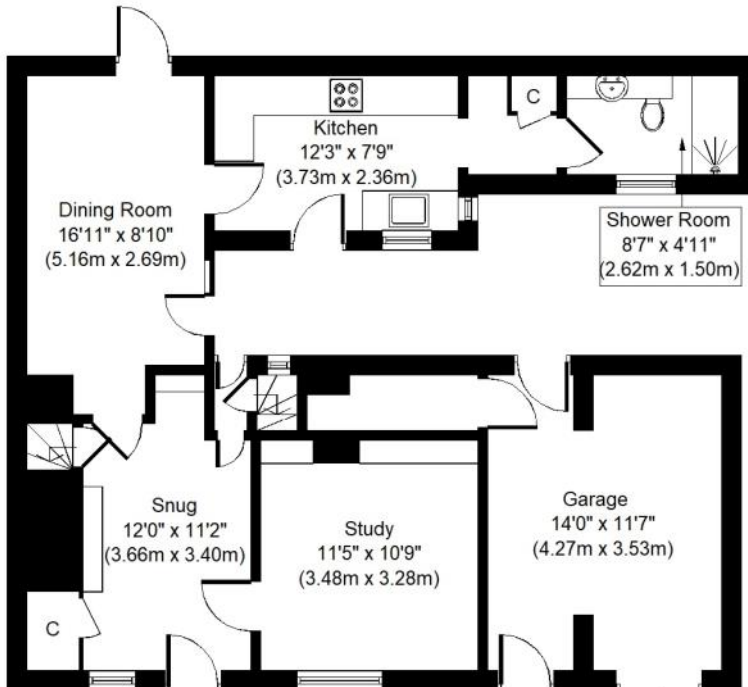
= Reduced Headroom Below 1.5 m / 5'0"



Second Floor
Approximate Floor Area
284 Sq. ft.
(26.4 Sq. m.)

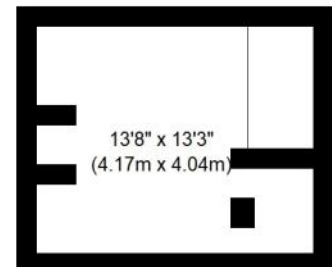
First Floor
Approximate Floor Area
663 Sq. ft.
(61.6 Sq. m.)

Bathroom
8'10" x 8'0"
(2.69m x 2.44m)



Ground Floor
Approximate Floor Area
630 Sq. ft.
(58.5 Sq. m.)

Garage
Approximate Floor Area
172 Sq. ft.
(16.0 Sq. m.)



Cellar
Approximate Floor Area
156 Sq. ft.
(14.5 Sq. m.)

WYMONDHAM

Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross. Wicklewood Primary School is approximately 1 mile away and is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are minutes away. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants. The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.

SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

Viewing by appointment with our Norwich Office:
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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.

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