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THE STORY OF

2 Guildhall Gardens

Dereham, Norfolk

SOWERBYS

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St. Withburga Lane, Dereham, Norfolk
NR19 1FP

A Historically Significant Home, with
Bones Dating Back as far as the 1500s

A Property that Boasts Character and Personality
with over 4,000 Sq. Ft. of Living Accommodation

Four/Five Bedrooms, the Primary and Guest
Bedrooms Having Private En-Suites

Four Grand Reception Rooms

Parking for Several Cars

South Facing Private Garden and
Additional Walled Terraced Garden

Grade II Listed

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“A home for all seasons...it’s beautiful all year round, but especially at Christmas.”

The earliest parts of this property are thought to date back to the 1500s, when it was the Guildhall for St. Withburga. Shortly after 1548 the guild was dissolved, and the property was converted into one large mansion for a wealthy local family. Over the centuries the property has been significantly altered and extended, with the last significant alteration taking place recently when the property was converted from a large mansion house into four stylish,

contemporary homes which have elements of charm and grace that you would expect to find in a property of this age.

Entering the property from the rear we arrive into a warm and welcoming hallway, off which the kitchen/dining room stems. A great size room, the kitchen units wrap around the entirety of the space, leaving plenty of room to cook up a storm. With room enough in the middle for a large table, it’s very sociable.





Walking through the kitchen and back in the hallway, to the left is a doorway into the utility room with a separate downstairs WC and another door to the rear courtyard.

The large reception room, packed full of character and personality, is used as a sitting room. This is quite an unusual way to use a room but with large south facing glass windows this room could be used for all manner of purposes.

“The garden room is perfect for entertaining - and discos!”

Continuing through the property we step into one of the most peaceful and tranquil rooms in the entire house, and thanks to the Georgian additions there are two large south facing windows which allow plenty of natural light to flood the room. However, with the open fire roaring in one end of the room and the shutters pulled, this a space for all seasons and a great place to retire to after one has eaten their fill and danced until their feet hurt.

One last room to mention on the ground floor, which comes off the previously mentioned reception room is the snug. Hidden at the back of the property this room is ripe to be converted into a fully fledged cinema room. However, in the past this has been used as extra sleeping accommodation when all the friends and family descend.



Upstairs and on the first floor are three double bedrooms, one of which is currently used as a home office. The grandest of the three rooms has to be the primary bedroom, with its south facing double height windows and exposed beams. Completed by a modern en-suite shower room, this room is something special. This floor also includes a family bathroom with claw foot bath, perfect to indulge and relax at the end of a busy week.

Finally, on the top floor is a large guest bedroom with an equally large en-suite for those special guests that deserve an entire floor to themselves.



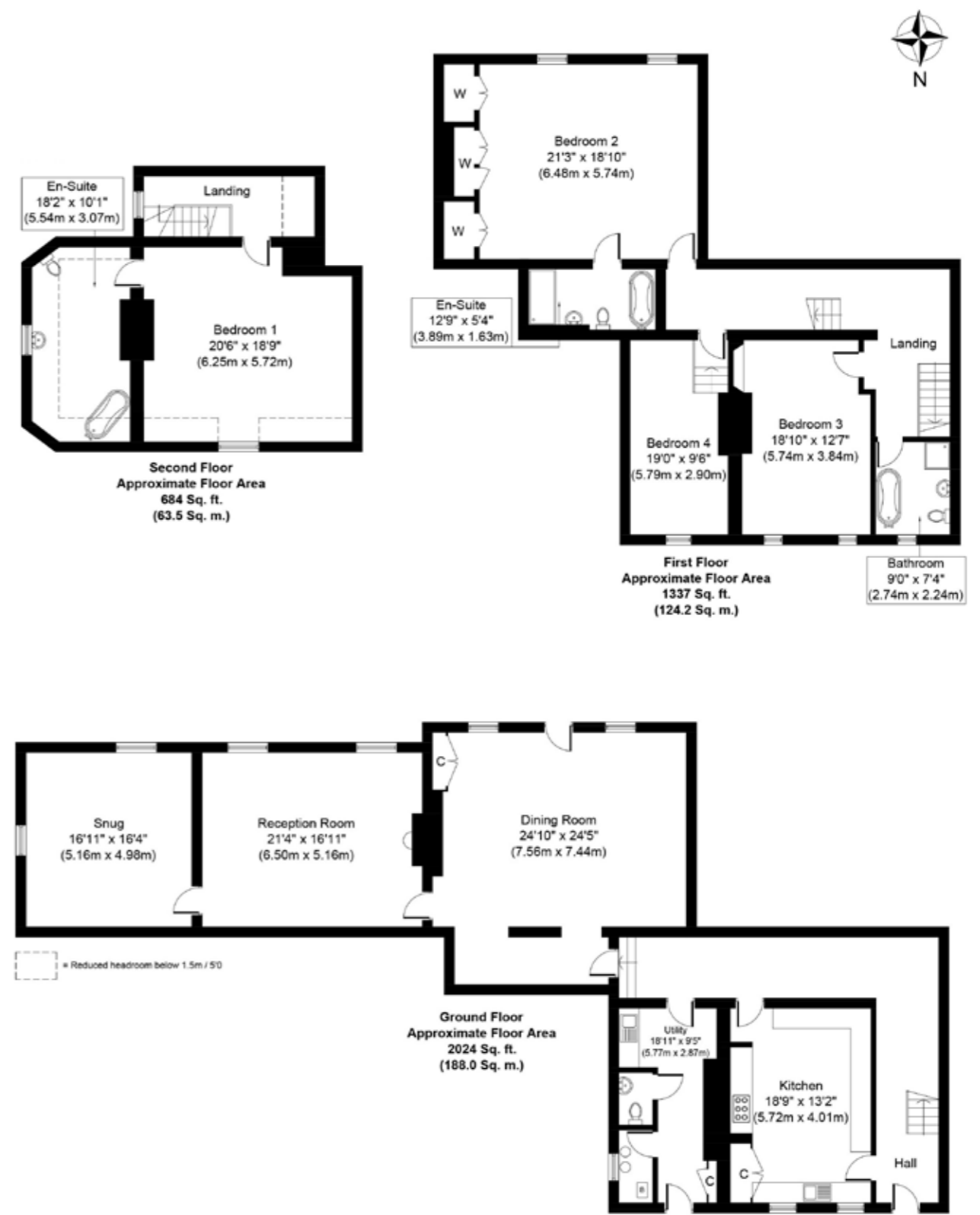


Outside, and to the front is a good sized south facing garden. Largely lawned, it's surrounded by lush mature hedging. To the rear is a private paved walled courtyard garden, which includes storage space for all the gardening essentials needed to look after a fine garden. From here, a gate leads to two parking spaces.





“I love the aspect from my bedroom, looking out through the beautiful windows...”



SOWERBYS — a new home is just the beginning

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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ALL THE REASONS
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



The Guildhall

“The house is loaded with history, there’s so much to be discovered...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

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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