



THE STORY OF

Noel House

West Lexham, Norfolk

SOWERBYS

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Noel House

Hall Lane, West Lexham,
Norfolk, PE32 2FN

Exquisite Example of a Norfolk, Redbrick Cottage

Stunning Elevated Position with Excellent Views

Full of Charm and Original Character Features

Versatile Accommodation with Excellent
Scope to Further Extend (STPP)

Four Bedrooms and an Annexe Room

Multiple Reception Rooms and an Open-
Plan Kitchen/Dining Room

Garage and Ample Off Road Parking

Plot Extending to Approximately 0.5 Acres (STMS)

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“... a unique and fascinating history, which dates back to the early 19th century...”

Originally thought to have been a row of individual cottages tied with the Lexham Estate, this extensive property has been carefully combined over time to create a spacious, four bedroom family home with yet further scope for extension within the existing footprint and beyond, subject to the necessary consents.

What's more, Noel House boasts a unique and fascinating history, which dates back to the early 19th century when it served as the Red Lion public house until 1936. More recently, part of the property served as the village post

office and store until the 1990s, further cementing its importance within the local community.

Noel House boasts a charming façade, which perfectly complements a range of period features, including lofty ceilings, beautiful fireplaces, and exposed timbers. The interior has been thoughtfully renovated in recent years, affording the perfect blend of traditional and contemporary styling, whilst enjoying an excellent degree of versatility.



The ground floor comprises a large and welcoming entrance hall, leading to a generously sized sitting room, featuring an open fireplace inset with a newly installed wood-burning stove. The wonderful snug has double doors opening onto the garden and the stunning views beyond.

“We love to spend our winters in front of the wood-burner in the sitting room.”

A modern kitchen enjoys plenty of space to whip up a multitude of culinary delights, open-plan with a spacious dining area with a charming fireplace. There's also a separate dining room - perfect for hosting family dinners, but also for a range of other uses to suit! The aforementioned rooms are complemented by a utility/boot room and a cloakroom with WC.

Completing the ground floor is the 'annexe' room – some attention and further renovation are required to finally turn this room into its intended purpose. However, installation of a shower room has begun and it is a great project to continue for those wishing to put their own stamp on a property.





The upper floor is equally impressive, with four, well-proportioned bedrooms, each offering plenty of natural light and beautiful views over the surrounding countryside. The principal bedroom further benefits from built-in storage. The first floor is well-served by a recently re-fitted bathroom.



“From the rear side of the property there are spectacular views over Nar Valley, with a wealth of seasonal wildlife.”

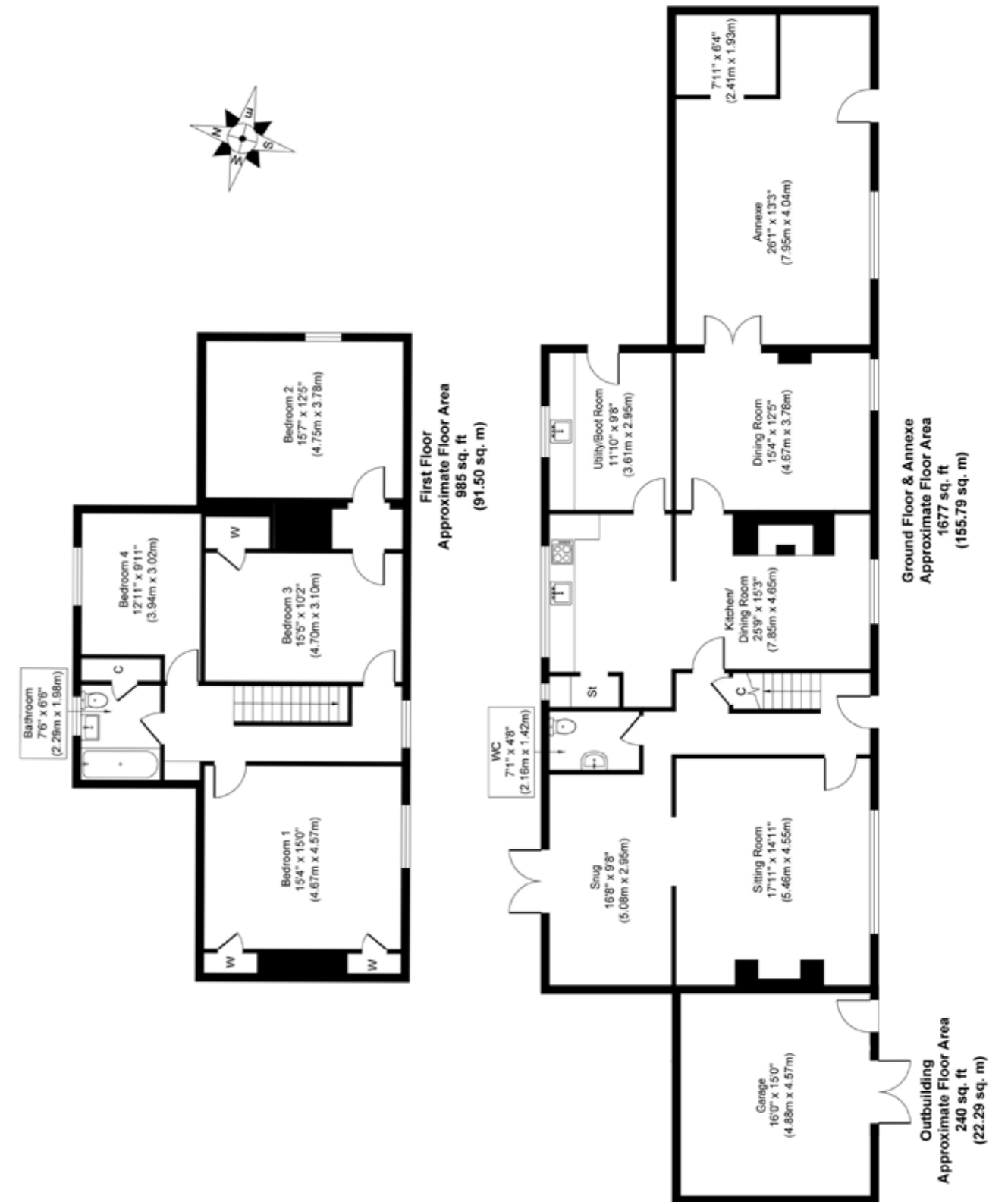


Outside, Noel House is set within landscaped gardens which offer the perfect spot for outdoor entertaining while enjoying those stunning views over the river Nar valley to the rear and beyond!

“West Lexham is a lovely, peaceful village with a charming feel.”

To one side, the five-bar gate leads to the spacious, shingled driveway, where convenient access to the home is provided via the utility/boot room.

Overall, Noel House presents a rare opportunity to own a truly special home within a delightful village location.



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.

ALL THE REASONS



West Lexham

IN NORFOLK
IS THE PLACE TO CALL HOME



West Lexham is a picturesque village located in the county of Norfolk, in the east of England.

Situated in the heart of the Norfolk countryside, this idyllic village offers a peaceful and tranquil escape from the hustle and bustle of modern life.

The village is surrounded by stunning countryside, with rolling hills and lush green fields as far as the eye can see. The River Nar runs through the village, providing a beautiful natural feature and a great spot for picnics or walks along its banks.

West Lexham is known for its historic buildings, including St. Nicholas' Church, a beautiful medieval church with a distinctive

round tower. The impressive West Lexham Manor is a natural haven in the countryside, with a beautiful lake and enchanting woods. Offering a variety of activities from glamping and treehouse stays, to yoga retreats and swimming under the big Norfolk skies, there is much to see and do here.

The neighbouring market town of Swaffham is just over six miles away with an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

Overall, West Lexham is a charming and peaceful village, perfect for those seeking a rural retreat in the heart of the Norfolk countryside.



Note from the Vendor



“There’s a wonderful sense of space here. It’s a peaceful place to live.”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Shared Drainage. Heating via oil fired central heating. Water is provided via a private supply - please see agent's note for more details.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 0042-2823-7373-9806-8941

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:///yourself.dentures.swells

AGENT'S NOTE

Water is provided via a private supply from and managed by East Lexham Estate, our sellers inform us that the current annual charge is approximately £300.

Drainage and sewerage is to a septic tank, shared with two other neighbours. Service/maintenance costs are shared between Noel House and the two neighbouring properties, as and when required.

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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