



S



THE STORY OF

2 Old Stables

Weasenham, Norfolk

SOWERBYS

S

THE STORY OF

2 Old Stables

Rougham End, Weasenham,
Norfolk, PE32 2TS

Beautiful Barn-Style Conversion of Former Stables

Nestled in Walled Grounds Formerly
Belonging to Weasenham Hall

Spacious and Well-Appointed Accommodation

Three Bedrooms and Two Bathrooms

Wonderful Kitchen and Open-Plan Living Space

High-Specification Finish Throughout

Grounds Approaching 0.25 Acres (STMS)

Garage/Workshop and Ample Parking

Delightful Garden Studio

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





“... boasts unparalleled style, charm and sophistication both inside and out.”

These former stables are a fine example of an exquisite barn style conversion, nestled within the prestigious walled grounds formerly belonging to Weasenham Hall. This beautifully presented home is truly stunning and boasts unparalleled style, charm, and sophistication both inside and out.

The approach certainly doesn't disappoint as you navigate from Rougham End, through the high redbrick walls and onto a gravelled driveway leading to '2 Old Stables'.

You'll be struck by the sense of warmth and elegance that greets you the moment

you step inside. The generous entrance hall creates the feeling of space, and the high ceilings throughout the ground floor showcase the unique architectural features of the building.

The sizable, open-plan living and dining area feature a wealth of natural light with double doors opening into the garden, creating a bright and airy space which is both welcoming and comfortable. The modern kitchen features top-quality appliances and bespoke cabinetry, as well as the oak work-surfaces and butler sink.

To complete the ground floor accommodation there is a convenient bedroom and a luxurious shower room.







The primary bedroom features its own walk-in dressing room, accessed from the spacious first floor landing, with a host of built in storage. Bedroom two is also of generous proportions, each are well-served by a luxurious bathroom.



“It’s a perfect lock up and leave property.”





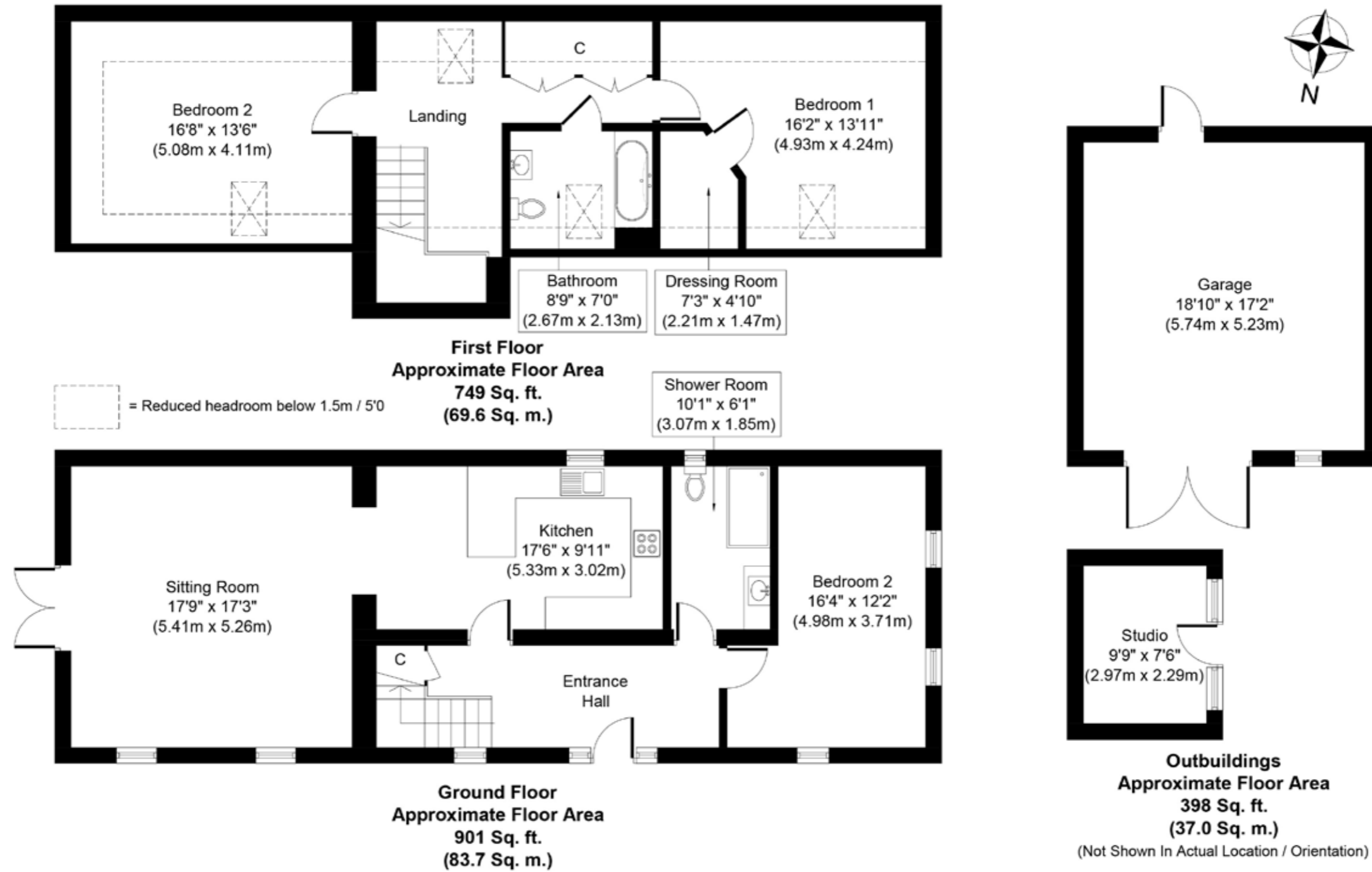
Stepping outside, the property is flanked and bordered by shingled courtyard gardens providing both sun-traps or sheltered spot to enjoy alfresco dining on warm summer evenings!

The beautifully landscaped grounds extend to approximately 0.25 acres (STMS) and include a delightful garden studio, perfect for those who work from home or simply need a peaceful sanctuary away from the main house. There is also an attached garage, providing secure parking and additional storage space.

“We love the garden and courtyards. It’s a unique, ambient setting.”

Located within the former walled grounds of Weasenham Hall, this prestigious location offers peace and tranquillity while still providing excellent transport links. The historic market towns of Fakenham and Swaffham are both nearby, and King’s Lynn is only a short drive away, providing a wealth of amenities and recreational opportunities.

In summary, ‘2 Old Stables’ is an exceptional home which combines charm, and sophistication, set in a prestigious and highly secluded location. The stunning conversion, beautiful grounds, and garden studio make this an ideal home for those looking for a truly exceptional property.



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



Weasenham

IN NORFOLK
IS THE PLACE TO CALL HOME



If your heart is set on the gentle bustle of a market town, but within easy reach of the coast and the countryside, Weasenham could be top of your list.

Being only seven miles from Fakenham, and little over 10 to Wells-next-the-Sea - this countryside spot could be your best of both worlds.

Split into two, Weasenham has an All Saints and a St Peters - with both areas named after their churches. The village offers glorious countryside views and has a good primary school.

In nearby Fakenham, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham

Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.



The garage/workshop at 2 Old Stables.



SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant. Heating via oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9700-7455-0822-5026-3693

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: ///worry.claps.upholding

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL