



THE STORY OF
Wheelgates
Swanton Abbott, Norfolk

SOWERBYS

S

THE STORY OF

Wheelgates

Aylsham Road, Swanton Abbott Norfolk
NR10 5AH



Beautiful Period Home

Enchanting Snug

Fine Sitting Room

Modern Kitchen/Breakfast Room

Sympathetically Renovated and Extended

Four Well Appointed Bedrooms

Two En-Suites and Family Bathroom

Large Workshop and Garage

Well-Landscaped Gardens

Fine Countryside Views



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“We’ve loved being in the garden and enjoying all the different fruit trees.”

From the moment you are greeted by the sight of beautiful roses adorning the front door, you know that you have found a truly enchanting home. With a charming and inviting atmosphere, Wheelgates is nestled in the picturesque village of Swanton Abbott, and this delightful residence is as pretty as a picture, offering a combination of period charm and modern comforts.

Step inside and be captivated by the carefully executed renovation and extension which seamlessly blend the old and the new. The enchanting snug exudes a sense of warmth and tranquillity, with its stunning herringbone flooring,

intricate period details, and a central fireplace which beckons you to relax and unwind. The clever use of colour adds to the room’s calming ambiance, making it the perfect place to curl up with a good book.

For a more formal setting the fine sitting room awaits. Bathed in natural light and featuring the same inviting herringbone flooring, this room is enhanced by the cosy warmth of a wood-burning stove during the winter months. Whether hosting guests or enjoying quiet moments alone, the sitting room provides a harmonious space for relaxation and conversation.

Prepare to be amazed as you step into the modern kitchen breakfast room, a testament to the seamless integration of old and new. The clever extension has created a space which is undoubtedly the heart of the home.



With ample room for cooking and food preparation, this kitchen also offers breathtaking views of the well-landscaped garden from the breakfast area. Open the bi-fold doors and allow the outside to merge with the inside, inviting you to spend leisurely mornings sipping coffee in the fresh air. Adjacent to the kitchen, you'll find a well-appointed laundry room, adding convenience and practicality to daily life.



Ascend the central staircase to the first-floor landing, where you'll firstly discover well-designed storage cupboards, ensuring a place for everything and keeping the home clutter-free. The bedrooms at Wheelgates maintain the theme of symmetry and offer a pleasing sense of balance.



To the front of the house, two spacious bedrooms provide stunning countryside views, with one boasting a modern contemporary en-suite shower room. At the rear, two further bedrooms, an en-suite bath and shower room, and a separate modern family bathroom - with a superb contemporary twist - completes this floor.





The rear of the property is just as impressive as the interior. A gravelled driveway with ample parking leads to the home, framed by mature boundary hedging and adorned with flourishing roses and wisteria, embodying the essence of quintessential English charm. In addition to the main residence, Wheelgates features a substantial workshop, providing plenty of space for hobbies or tinkering. The garage area offers convenient undercover parking, ensuring your vehicles are protected from the elements.

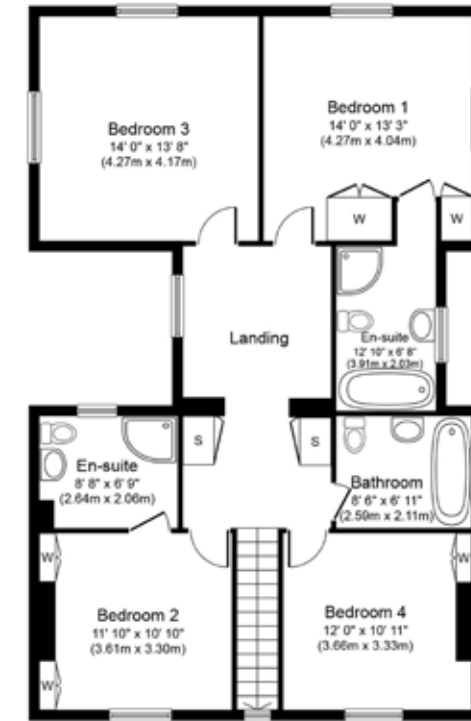


“Living here has given us more space and time outside.”

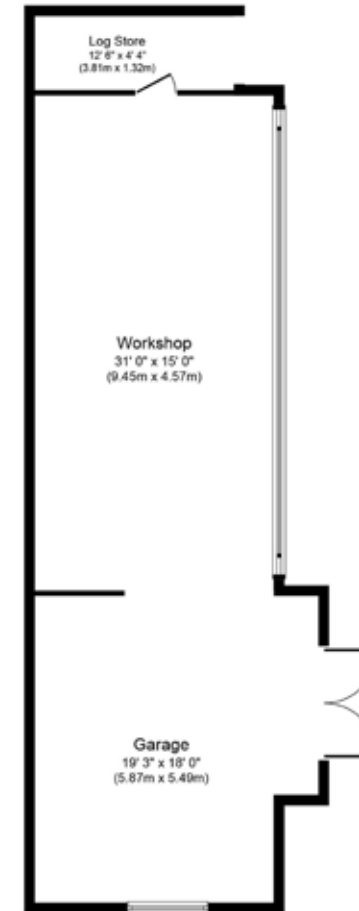
The well-landscaped garden is a testament to the care and attention given to every aspect of this property. Mature established shrubs line the side, leading to a delightful terrace, perfect for moments of relaxation and admiring the picturesque garden views. Ascend the steps to discover a sweeping lawn, dotted with a variety of productive fruit trees, providing a bountiful harvest in due season. Mature boundary hedging completes the scene, ensuring privacy and tranquillity in this idyllic outdoor space.

With its beautiful period features, harmonious blend of charm and contemporary living, Wheelgates is a home which truly encompasses the best of English country living.

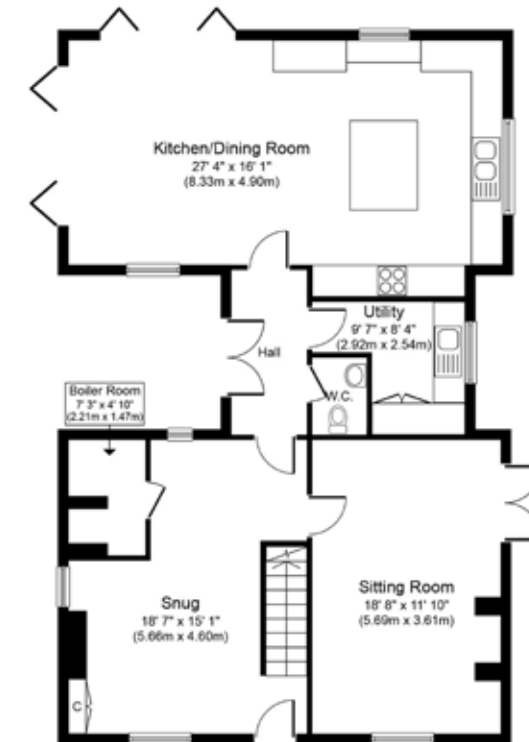




First Floor
Approximate Floor Area
1,058 sq. ft.
(98.3 sq. m.)



Outbuilding
Approximate Floor Area
857 sq. ft.
(79.6 sq. m.)



Ground Floor
Approximate Floor Area
1,045 sq. ft.
(97.1 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.

ALL THE REASONS

Swanton Abbott

IN NORFOLK
IS THE PLACE TO CALL HOME



Swanton Abbott is a small rural village community situated near the Westwick Estate about 3 miles south of the market

towns of North Walsham, 5 miles west of Aylsham and approximately 10 miles from the outskirts of the city of Norwich. The village has good basic amenities which include the Village School, Parish Church, Village Hall and a public house nearby. There is a regular bus service from North Walsham to Norwich which stops in the village, as well as a convenient train service at Worstead which is 2.7 miles away and on the Sheringham to Norwich line. The nearby market town of North Walsham offers a wide range of day to

day shopping facilities.

The Cathedral City of Norwich offers a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. There are also a number of sought after schools and colleges. Norwich provides access to all the major rail links and Norwich International Airport.



Note from the Vendor



A 20 minute drive takes you to Happisburgh on the coast. With splendid views and beach walks, it offers a lovely place to while away your time.

“We’ve loved being able to explore the north Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0380-2828-1260-2927-3781

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: ///fingertip.clip.vegans

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