



Old Nags Head
Church Road | Wereham | Norfolk | PE33 9AP

FORMER PUBLIC HOUSE TURNED BEAUTIFUL FIVE BEDROOM COTTAGE



In the very heart of the West Norfolk village of Wereham, a picturesque chocolate box cottage with an abundance of character and charm revealing changes over the eras, was once a public house servicing the village. The Old Nags Head, a five-bedroomed detached house of good proportions and no shortage of space also benefits from a well-established fantastic sized enclosed rear garden. A must view!



KEY FEATURES

- A charming Five Bedroom Cottage
- Four generous Reception Rooms
- Brand new well appointed Kitchen
- Quirky and original period features
- Chain Free
- Superb Village Location with rich local history
- Redecorated and carpeted throughout
- Spacious enclosed rear Garden with Workshop
- Secure Off Road Parking
- Total Accommodation extends to 2,522 sq.ft

Characterful and Enchanting Home

There is something special about the Old Nags Head, a former public house nestled away amongst countryside greenery. This detached property was converted into a residential property many years ago, and although it's now a welcoming family home there are still a lot of original features for you to enjoy. The current owners moved into the property in 1978, and since then, they have transformed this beautiful property into a cosy, comfortable and homely place. For one of the owners, the history and character of the house immediately grabbed their attention. In particular, the large Inglenook fireplace stands out as an obvious focal point. For the other, it was the gorgeous garden and outside space.

When asked to describe the Old Nags Head in three words, the current owners chose "welcoming, light and enchanting" as their descriptors of choice, and these are spot-on adjectives. It is a stunning property that welcomes you in from the moment you arrive. Whether it's the unique history of the former public house or the various character features throughout that grab your attention, you are sure to feel at home here.

Original Features and Lots of Space

The current owners highlight the main reception room as one of their favourite parts of the property. They explain that "as you step through the front door, you are immediately captivated by a wonderful space", and it's hard to argue with that appeal. The room is the perfect space for hosting, celebrating and spending time as a family. They continue to say there is no better place to be than in the main reception room "at Christmas with the fire blazing, decorations hanging from the beams and the family gathered".





KEY FEATURES

There are also two other reception rooms, including a peaceful study. Upstairs are five bedrooms and two bathrooms, providing plenty of space for family and guests. Two of the bedrooms boast crook beams, which add character and charm. There is a separate shower room downstairs, a laundry and boiler room, and a boot room. Many character features are found throughout the house, including beams, fireplaces, original doors, exposed brickwork, brick floors and numerous nooks and crannies. This property is a truly historic gem.

Large Cottage-Style Garden

Outside the property, the garden has something for everyone. It's a good size and large enough to make your own, whether hosting friends and family for an al fresco evening or relaxing outside as a family during the warm weather. There are two contrasting parts of the outside space, so you really can use this garden in several ways. As you walk out of the patio doors, you will find yourself in the more formal, cottage-style area of the garden. This area gets a lot of sun and is the perfect place to relax on a summer's day. To the left, beyond the brick wall, is a wild garden to enjoy. This area contains various fruit trees, wildflowers and an abundance of bird life.

The Old Nags Head is in a pretty village, which boasts countryside walks and a friendly community. You are only moments away from the village pub and essentials and within striking distance of Downham Market and King's Lynn. The North Norfolk Coast is less than an hour away, and mainline rail services are nearby, connecting you to London via Cambridge. It's a local area with a lot to offer and has the perfect balance between privacy and tranquillity and being part of a welcoming community.

























INFORMATION



On The Doorstep

Wereham is a small village and civil parish in the county of Norfolk. In the centre of the parish is a large pond, supplied by a fine spring of water called "St. Margaret's Well". The Parish Church, dedicated to St Margaret of Antioch, is next to it. Overlooking the beautiful village pond is a local, friendly, family run traditional pub called 'The George and Dragon'.

How Far Is It To?

Wereham lies in the Wissey valley and is on the main A134 road. It is five miles to the east of the town of Downham Market which has direct rail service into London's King's Cross. The hanseatic town of King's Lynn with its excellent shopping and leisure facilities is located 13 miles away. King's Lynn also has a main line railway station with links to London King's Cross, taking approximately 1 hour and 40 minutes. Neighbouring villages include Boughton, West Dereham, Wretton and Stoke Ferry.

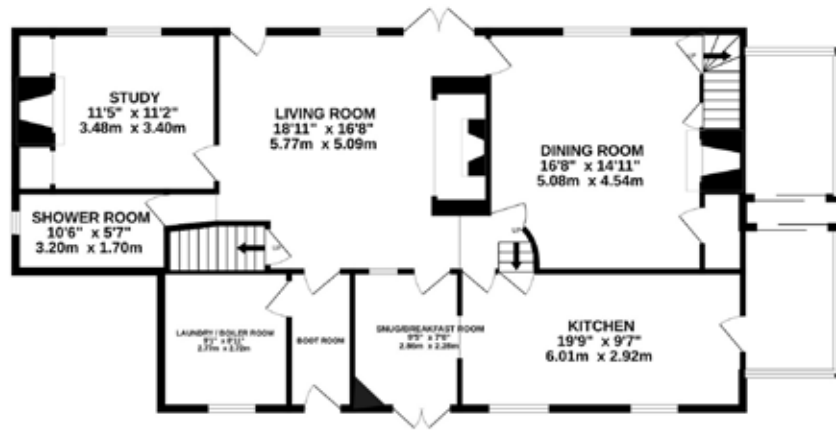
Services, District Council

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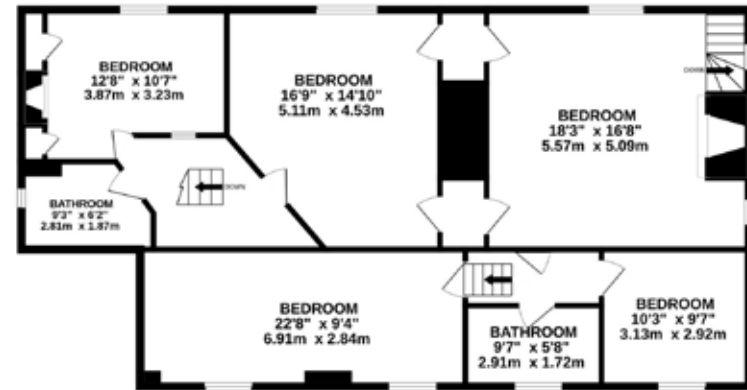
Tenure

Freehold

GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
1199 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA : 2522 sq.ft. (234.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		62 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Fine & Country Kings Lynn
KLIC, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

