



14 High Street

Wicklewood, Norwich, Norfolk, NR18 9QE

**BROWN & CO**



## 14 High Street, Wicklewood, Norfolk, NR18 9QE

Substantial five-bedroom farmhouse tucked away in a lovely position overlooking rural countryside.

The gardens and grounds amount to 0.499 acres (stms)

£950,000



### DESCRIPTION

No. 14 High Street comprises a charming, detached 18th century farmhouse with later additions constructed of part rendered/part clad brick elevations under a pitched main roof, having been occupied by the same family for circa 100 years.

The property has undergone recent renovations and a notable extension which has altered the accommodation, creating a wonderfully efficient family home from what was a traditional farmhouse. In particular, the renovation works enhanced the feeling of space and the whole will be of great interest to buyers looking to acquire a first-class family home with well-arranged accommodation on two floors.

The property is approached via the reception hall which leads into the kitchen dining room beautifully. The cloakroom and utility room are positioned off the hall being tucked away, without impinging on the open plan feel.

The dining room with bi-fold doors links in well with the kitchen and provides an access into the gardens and leads through to the principal sitting room and study with bespoke handmade staircase. Bedroom five is located off the inner hall on the ground floor and enjoys the benefit of its dressing room and en-suite together with its own access allowing any buyer to derive an income through 'air bnb' with further potential for self-contained annexe arrangement.

The first-floor rooms work extremely well, with four bedrooms and family shower room off the landing. The larger bedroom over the sitting room at the side is an important feature.

Outside, the property is approached from the road via a private shingled drive and leads through into a large, shingled hardstanding offering parking for many vehicles adjoining the property and undercover garage.

The grounds are mainly laid to lawn and wrap around to the side and rear of the property. The gardens are wonderfully private enjoying two main seating areas positioned off the dining room and across the rear boundary. There is also a private lawned garden area positioned at the side of the house. The grounds are bordered by mature hedging and panelled fencing. Outbuildings include a large shed which will be remaining with the property.

Here is a wonderful opportunity to live in a popular village, well set back from the road with privacy.

Services – Mains water, mains drainage, mains electricity, oil fired central heating.

Local authority – South Norfolk District Council. Tax Band E.

### LOCATION

Wiklewood is a popular village close to the historic market town of Wymondham and local amenities in Wicklewood include a primary school, village hall, public house, cricket green and

bowling green. There are excellent facilities and amenities in Wymondham, including a mainline railway station, and the A11 provides easy access to the A47 southern bypass and the city. The property is conveniently located for access to Wymondham High Academy, the University of East Anglia, the Norwich Research Park and the Norfolk & Norwich University Hospital.

### DIRECTIONS

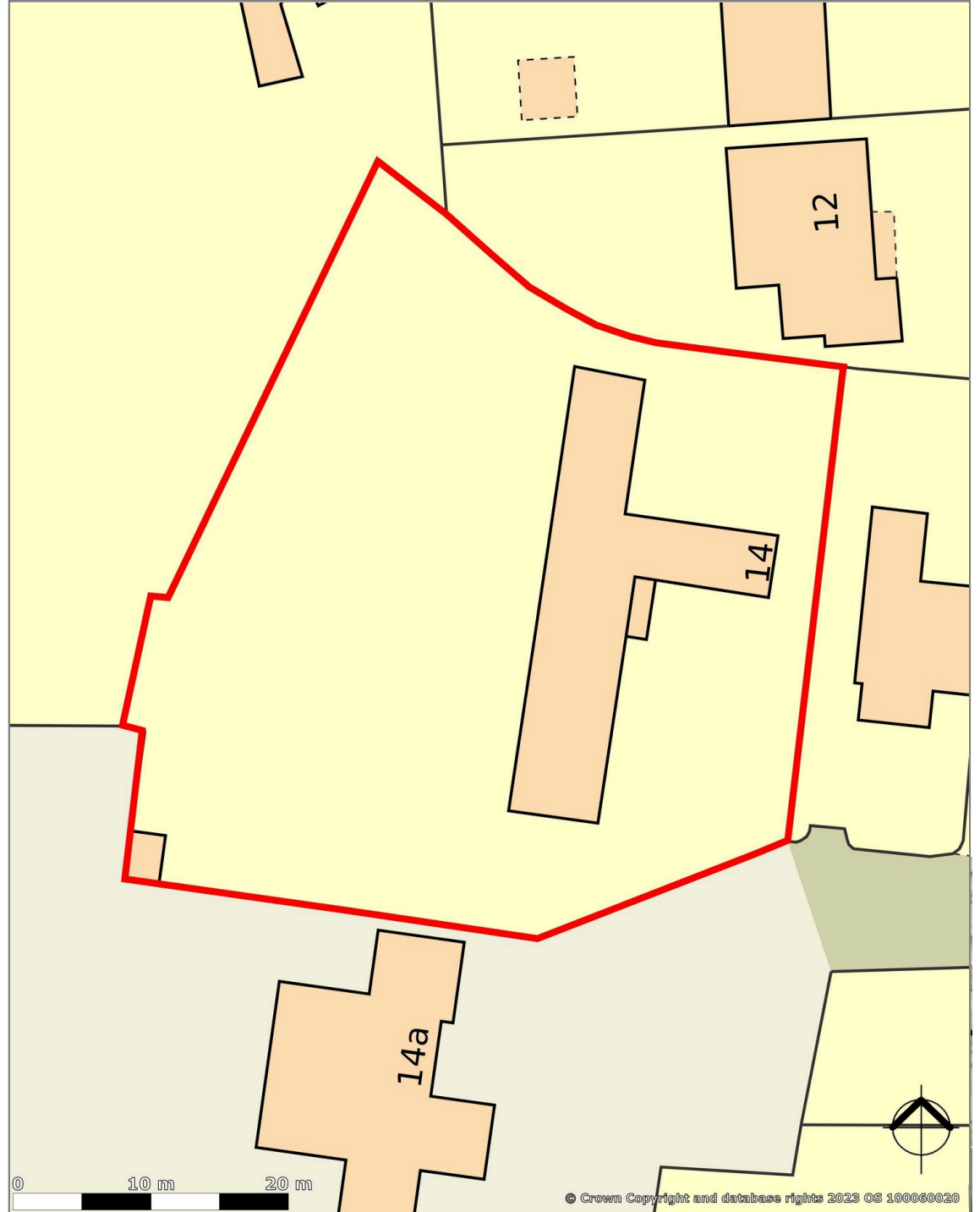
Heading away from Wymondham on Wymondham Road make a right turn onto High Street. Continue along this road and pass the Village Hall on your left, 14 High Street can be found on the left-hand side, past Wicklewood Cattery. A Brown&Co LLP board will be in place at the entrance to the property.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**



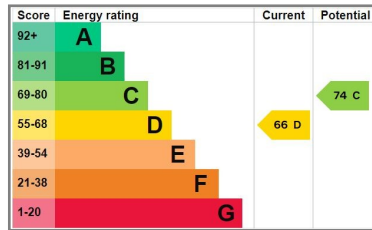
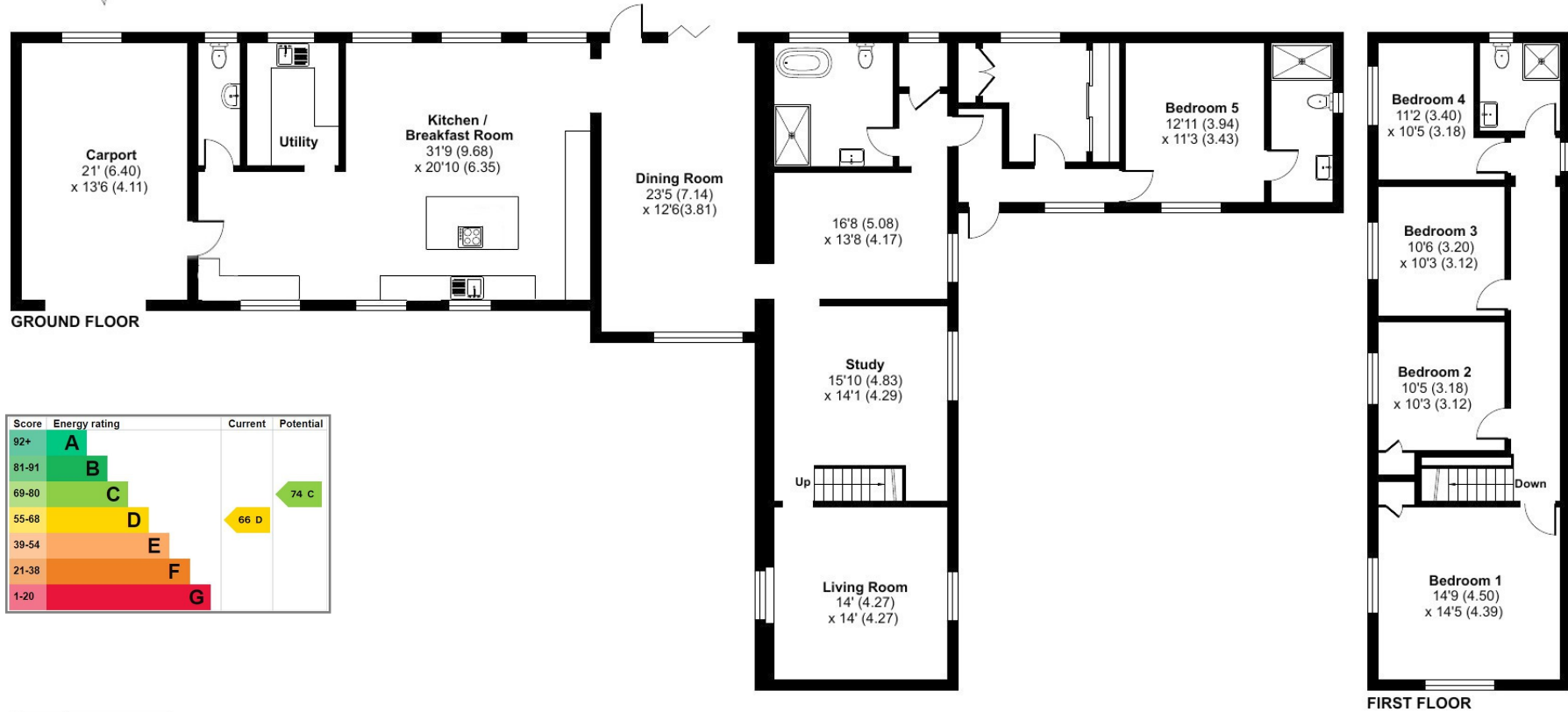




# High Street, Wicklewood, Wymondham, NR18

Approximate Area = 2915 sq ft / 270.8 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 1019809

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