



THE STORY OF
Wensum House
Lenwade, Norfolk

SOWERBYS

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Wensum House

Mill Lane, Lenwade, Norfolk
NR9 5SQ

Fine Georgian Grade II Listed Home

A Wealth of Original Features

Overlooking Lenwade Mill and Pond

A Range of Spacious Reception Rooms

Four Bedrooms with En-Suite to Principal

Excellent Scope for Re-Configuration/Modernisation

Garage/Workshop

Delightful Landscaped Gardens

No Onward Chain

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“An attractive, quiet and unspoilt home in a village location which has remained largely unchanged.”

Situated in a stunning spot along Mill Lane, in the desirable village of Lenwade, you will discover this fine example of a period home which is thought to date back to the late 18th century.

At the front of the property, cast your eyes to delightful views across the mill pond and towards Lenwade Mill, a rather

stunning outlook.

The property's façade is synonymous with the architecture of the Georgian era and the use of symmetry is at the forefront of the design. Large bay windows and an impressive central front door give but a clue to the grandeur and charm to be found inside.



No doubt, over the centuries, this property would have been extended to suit the changing demands of family life and now provides a well-appointed and deceptively spacious accommodation over two floors. The grand entrance hall is bathed with natural light and grants access to the ground floor reception rooms along with a delightful staircase leading to the first floor accommodation.

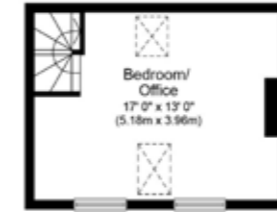
The principal reception rooms comprise of an impressive living room, with an exposed brick fireplace, and a formal dining room, again with its own fireplace to the front of the home. Moving through you will find a large kitchen, and a cosy snug which has a staircase leading up to a large bedroom/home office. The ground floor is further complemented with a utility room, pantry/store and cloakroom - with WC.





Progressing to the first floor landing, three delightful bedrooms await. The principal bedroom features good sized en-suite facilities, whilst a family bathroom serves the remaining two with the assistance of a dressing room.

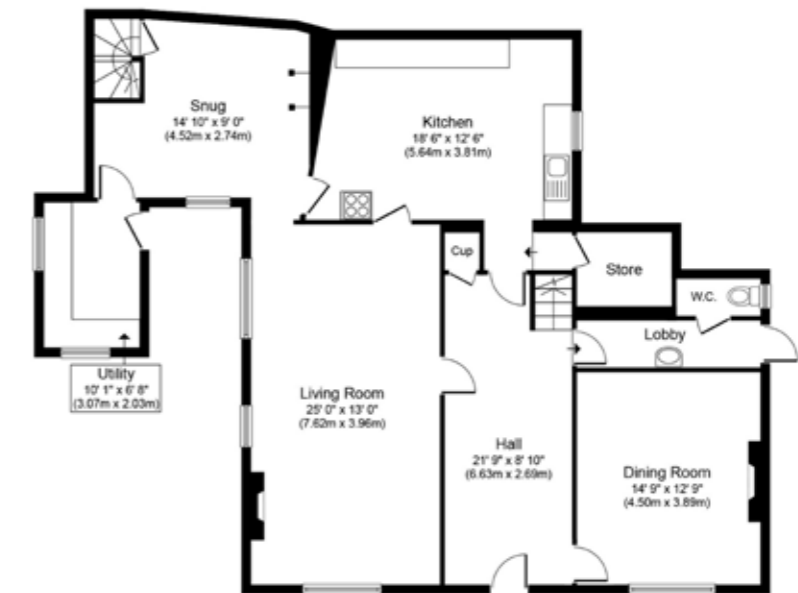
Outside the property is surrounded on 3 sides by beautifully landscaped gardens with a wealth of mature shrubs and trees which afford an excellent level of seclusion. The property backs onto a high brick walled boundary to the rear aspect. A garage/workshop provides additional storage and off road parking is provided adjacent to the garage along Mill Lane.



First Floor
Approximate Floor Area
1,199 sq. ft.
(111.4 sq. m.)



Garage
Approximate Floor Area:
329 sq. ft.
(30.5 sq. m.)



Ground Floor
Approximate Floor Area
1,347 sq. ft.
(125.1 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

Lenwade

IN NORFOLK
IS THE PLACE TO CALL HOME

Whilst many villages within Norfolk are beautifully nestled in the heart of the Norfolk countryside,

Lenwade - which is still no exception - also has the ability to transform you to the world of Jurassic...

The village has a rich history, and you can catch glimpses of it as you explore the village. The 19th-century St Faith's Church is a noteworthy historical site, featuring impressive red-brickwork. The village also has ties to the famous author Charles Dickens, who visited the area and mentioned it in his novel "The Pickwick Papers."

One of the biggest draws of the village is undoubtedly the ROARR! dinosaur-themed adventure park. This family friendly attraction takes you on a prehistoric journey with life-sized dinosaurs, exciting play areas, themed walks, and a mixture of animals - from snakes to sheep. It's a thrilling experience for visitors of all ages and a must-visit for dinosaur enthusiasts.

Lenwade is situated along the banks of the River Wensum, making it an excellent spot for fishing and boating enthusiasts. You can hire a boat or try your hand at angling in this picturesque setting.

Whilst the village is well-situated, making reaching both Dereham and Fakenham very easy, Lenwade also has its own amenities. A village shop has all the essentials needed, there's a petrol station, and the all-important fish and chip shop, perfect for a Sunday night supper.

Lenwade is situated approximately 5 miles west of Dereham, one of Norfolk's bustling market towns. The journey between the two places is short and straightforward, typically taking just 15 minutes by car.

Dereham is a picturesque market town which itself boasts a rich history and has a vibrant town centre. Explore the market square, where you can find a variety of shops, cafés, and restaurants. Dereham is also home to a heritage railway, the Mid-Norfolk Railway, which offers scenic train rides through the countryside.

Lenwade is also only 11 miles north-west of Norwich, our county's capital. Whether by car or bus, there's much to see, do and explore within the city. Experience a bite to eat, a theatre show or a walk around boutique shops and easily while away a day.

When the bright lights call, Norwich has direct trains to London, as well as a city airport perfect for an abroad experience, with flights to Amsterdam and Tenerife regular fixtures.



Note from the Vendor



"Life here is quiet, with beautiful views."

THE VENDOR



SERVICES CONNECTED

Mains water and drainage. Oil-fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///sandwich.chaos.stapled

AGENT'S NOTE

The property is subject to probate, which we understand from our sellers has been applied for.

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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