



White Horse House and River View Lodge
25-27 White Horse Steet | Wymondham | Norfolk | NR18 0BJ

A TOAST TO YOUR NEW HOME



“What a find! This attractive former pub instantly impresses, with heaps of kerb appeal. Step inside and it’s clear to see you have something special here, a spacious period home with room for all the family and a large garden that’s completely private. Best of all, there’s a separate two-bedroom detached holiday home that provides a useful income, and has potential to be used as an annexe. There’s so much on offer here – come and see for yourself!”



KEY FEATURES

- A Beautiful Half-Timbered Former Public House, with Detached Holiday Bungalow in the Sought After Town of Wymondham
- The Main House consists of Five Bedrooms and Three Bathrooms including a Ground Floor Shower Room
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Four Reception Rooms
- The Bungalow has been run as a Successful Holiday Let with Two Bedrooms, Two Bath/Shower Rooms and an Open Plan Kitchen/Dining/Living Room
- Double Garage and Plenty of Parking
- Landscaped Private Gardens with Patio Areas surrounded by Mature Trees
- The Accommodation in Total for House/Bungalow extends to 3,323sq.ft
- Energy Rating: E and D

On one of Wymondham's prettiest streets, lined with quaint period buildings, this half-timbered former pub sits very comfortably. Beautifully converted and restored and lived in by the current owner since its conversion, it comes with a second property, currently a very successful holiday let, all set in a private plot of around two acres leading down to the river. A lush green idyll and haven for wildlife, it's just a stone's throw from all the amenities of the town, including schools, shops, the station, the abbey and more.

Period Features, Modern Comforts

It's thought there's been a public house on this site since the early 1700s, and records show the landlords as far back as 1794, but the current building is thought to be Victorian. When the owner came here, back in 1997, the pub was near derelict and needed a lot of work to restore it and convert it to a family home. Over the years, she has updated and improved the property, whilst raising her boys here, and it's been a very happy home to the family, with many memories made along the way. In recent years, the owner has fitted a beautiful new kitchen, re-felted the roof, installed a stylish en-suite and a new wood burning stove in the sitting room. What's lovely is that some of the old features remain in the home – the old sign hangs on the wall in one of the reception rooms, along with a list of prices for drinks, and there's a cellar with a filled-in well.





KEY FEATURES

Live Life Your Way

The house is a really good size and offers enormous flexibility. On the ground floor you have four generous reception rooms, all with fireplaces and each with its own character. Nearly all of the rooms are in the original part of the building, with the vaulted garden room, the porch and downstairs WC, additions made in 1997. The kitchen is lovely and has room for a breakfast table, as well as double doors onto the garden. There's also a useful ground floor shower room and a separate utility. Two of the receptions lead one onto the other, which means you can open the rooms up if you're hosting a larger number of guests. Upstairs, all five bedrooms are a great size, with an en-suite to the master and a family bathroom for the rest. Altogether, there's plenty of space here for families of all ages.

All On The Doorstep

The location is a huge part of the appeal here. You're positioned within the popular and attractive town of Wymondham, close to every amenity. The owners' boys were able to be independent at an early age, heading over to call for friends, walking to school, getting the bus or train into Norwich and more. It's also convenient for the A11. However, when you're at home, it feels very secluded – one guest called the garden and holiday let, a hidden gem. The plot extends to around two acres altogether and is bordered by mature trees, so it's very private, and there's a lot of wildlife to be seen, especially down by the river where guests have spotted kingfishers and a huge variety of other birds. When her boys were younger, the family fenced off the top of the garden away from the river and pond, so it's easy to keep little ones well away from the water. The lawn used to be one of the town's bowling greens and remained in use until the pub closed back in the 1990s, so it's very much a part of Wymondham's history.





















RIVER VIEW LODGE

Also on the plot is a separate detached bungalow, reached through a private driveway and completely hidden from the road. This was built as a home office in 2001, then in 2019 the owner gained planning permission to use it as a holiday let and carried out conversion works. She's been pleasantly surprised by how successful this has been – visitors come to use it as a base from which to reach the Broads, the beach, Norwich, Cambridge and more, for racing at Snetterton, for Thetford Forest, for visiting students at the university, for doctors attending conferences at the hospital – it's proved very versatile indeed. It has also been granted the Cottages.com customers' choice award each year and has a 5* rating. The owner finds it useful for generating income. Certainly it would be great for anyone working from home or at home with young children, bringing in additional income but with great flexibility to suit your needs. It would also be ideal as an annexe, subject to change of use, the new owners would need to do their own research via the council.









INFORMATION



On The Doorstep

Situated within the ever popular Wymondham, the property enjoys the thriving market town atmosphere whilst being part of the interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

How Far Is It To?

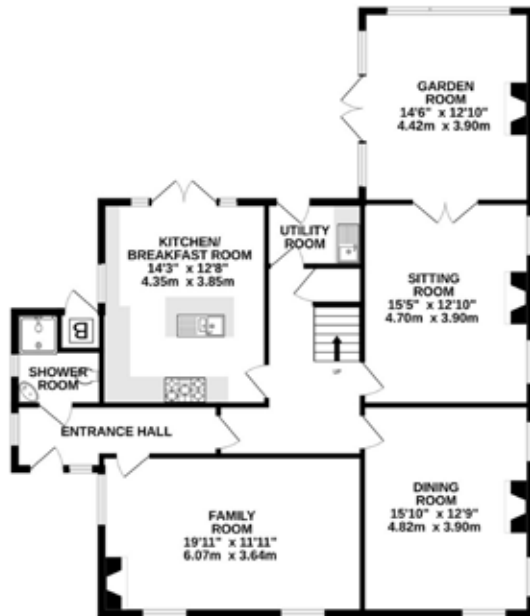
Wymondham is situated approximately 9.5 miles south west of the Cathedral City of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 6.5 miles south west of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave Norwich via the A11 Newmarket Road. At the first roundabout, take the 2nd exit signposted London A11. At the next roundabout take the 2nd exit and stay on the A11 signposted London and Thetford. Take the B1135 exit towards Dereham/Wymondham. At the roundabout take the 3rd exit and continue on the B1135. Continue onto B1135 and at the next roundabout, take the 2nd exit onto Harts Farm Road/B1172. Turn right onto Avenue Road, then left onto Fairland Street. Continue onto Market Place and then left onto Damgate Street. Continue onto White Horse Street and the property number, 25-27 will be clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

White Horse House - Gas Central Heating, Electrorad Wall Heaters to River View Lodge. Mains Water and Mains Drainage to Both Properties
South Norfolk District Council - Council Tax Band E - Tenure: Freehold



GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.

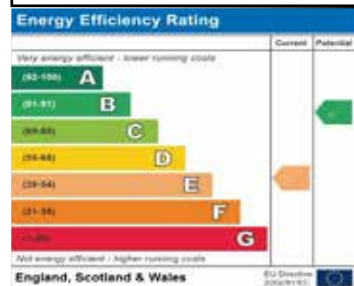


1ST FLOOR
967 sq.ft. (89.9 sq.m.) approx.

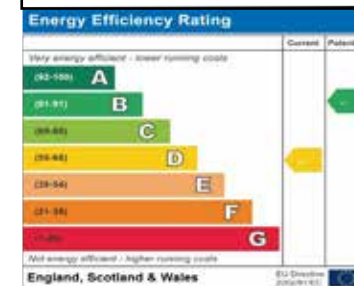


BUNGALOW
1099 sq.ft. (102.1 sq.m.) approx.

WHITE HORSE HOUSE



RIVER VIEW LODGE



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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