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THE STORY OF

The Firs

Wendling, Norfolk

SOWERBYS

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The Firs

Hulver Street, Wendling,
Norfolk, NR19 2LT



Long Shingle Driveway

Expansive Welcoming Hallway

Opulent Sitting Room

Sun Room/Dining Room

Spacious Kitchen

Six Double Bedrooms

Principal Bedroom Features Private En-Suite

Secluded Garden Oasis

Surroundings Landscaped with Mature Shrubs



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“The home is cosy, full of character and is delightful all year round.”

Approaching this lovely home, a shingle driveway guides you to a charming turning circle, with the possibility of an additional driveway to create a seamless in-and-out entrance.

Entering the home, an expansive and welcoming hallway unfolds, stretching gracefully to the rear of the residence. To the right, an opulent sitting room awaits with a log-burner as the centre piece of this room and creates a warm ambiance that is popular with guests and family alike, the room is also adorned with double doors leading to the garden room. Currently serving as an elegant dining space, offering enchanting vistas of the meticulously landscaped garden.

Adjacent to the garden room, a generously sized kitchen beckons, providing ample

room for a dining area, while a discreet snug, opposite the kitchen has substantial bookshelves, serving as a delightful sanctuary or games room.

Ascending to the upper level reveals four well-appointed double bedrooms, with the principal dominating the front of the house with its impressive spaciousness and featuring a private en-suite. The remaining bedrooms are complemented by two additional family bathrooms, enhancing the comfort and convenience of this level.

The third floor unveils two additional bedrooms, rounding out the impressive array of living spaces within this distinguished residence.





Outside, the rear of the property unfolds into a vast garden, surrounded by a mature hedges that establish a sense of privacy and exclusivity. Currently featuring an expansive lawn, the garden is artfully adorned with a variety of mature shrubs and trees, creating a tranquil haven that perfectly complements the elegance of this distinguished estate.

The property is currently rented out a as very successful holiday rental and could be sold as an ongoing concern we can disclose further figures on request.





Second Floor
Approximate Floor Area:
420 sq. ft.
(39.01 sq. m)



First Floor
Approximate Floor Area:
1111 sq. ft.
(103.27 sq. m)



Ground Floor
Approximate Floor Area:
1560 sq. ft.
(147.71 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.
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ALL THE REASONS

Wendling

IN MID NORFOLK
IS THE PLACE TO CALL HOME



The small village of Wendling is located a short drive from Scarning, near Dereham and is within easy access of the town.

There is a local primary school in the village as well as recreational grounds. The village of Scarning also has a village hall and church.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



“The garden room is a lovely spot in the house to watch the ever changing seasons outside.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 9300-2451-5320-2297-1361

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: ///grunt.focus.outhouse

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SOWERBYS



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