



THE STORY OF
39 London Street
Whissonsett, Norfolk

SOWERBYS



Three Bedroom Cottage with a Rich History

Brick and Flint Charm

Tranquil Village Location

Large Walled Garden with Outbuilding

Norfolk Countryside Retreat

Exclusive Restoration Canvas

Discerning Buyer's Dream Project

Opportunity to Blend History with Innovation



SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com

S

39 London Street

Whissonsett, Norfolk,
NR20 5ST

In the heart of Whissonsett, a very popular Norfolk village, stands a brick and flint detached cottage. At one stage this cottage was probably three worker's cottages for a nearby farm, however at sometime in its long past the property was knocked in to two and then finally into one large, detached residence. It has been in the family longer than anyone can remember and it is now ready for its new custodian.

Whilst the property has been a loved member of the family for some time, it now needs new life to be breathed into it; the ideal renovation property for those that have a vision or want to create their dream home.

On the ground floor the property has three rooms made up of the kitchen, dining room and sitting room. The possibility to extend out in to the garden

in anyone of these rooms is there, subject to the usual planning and building regulations. Upstairs there are three double bedrooms. One element which a new owner won't have to worry about is the windows - the property has recently been fitted with new double glazing throughout.

To the front of the property is a large garden surrounded by a brick-built wall, with the opportunity to create off-road parking. There's also potential to convert the old outhouses into a cart shed or storage space - subject to the relevant permissions.

This property offers a unique opportunity for aspiring storytellers passionate about restoration. With its renovation, you can craft a space that reflects your individual style and taste, turning it into your own haven.



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



Whissonsett

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village that prides itself on its sense of community, Whissonsett has a bowling green, village hall, which holds regular events, a horticultural society, keep fit group and Women's Institute, amongst other things. Whissonsett is in the catchment area for both the sought after and high performing Litcham School as well as Brisley Primary Academy. St Mary's Church dates in part to the 14th and

15th centuries and features a particularly wide nave, a tower with buttresses and battlements with gargoyles. The village sign, designed by a villager features an apple (referring to the orchards run by the Stangroom family), stocks (no longer in the village), a well (no longer the source of water but still in existence) and a windmill (the village used to have two windmills). The market town of Fakenham is approximately four miles away whilst Dereham is a little further, approximately seven miles away.



Note from Sowerbys



“An opportunity to blend history with innovation, creating your own countryside retreat..”

SOWERBYS



SERVICES CONNECTED

Mains electricity water and drainage. No heating is currently installed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

G. Ref:- 0320-2215-9320-2894-2435

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

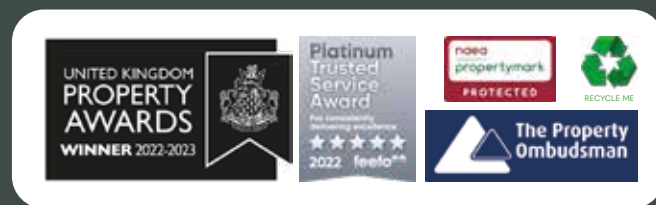
Freehold.

LOCATION

What3words: ///rather.cheese.panoramic

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL