



THE STORY OF

Waytes House

Horsham St Faith, Norfolk

SOWERBYS

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Waytes House

Church Street, Horsham St Faith,
Norfolk, NR10 3JJ

Substantial Grade II Listed Home

Wonderful Period Features

Characterful Sitting Room and Dining Room

Modern Fitted Kitchen and Separate Utility Room

Four Bedrooms and Two Bathrooms in Main House

Self-Contained Two Bedroom Annexe

Delightful Garden with Mature
Planting and Summerhouse

Fine View of the Church

Garage and Ample Parking Space

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“...a lovely feature pond...”

Waytes House is a substantial Grade II listed village house with fine views of the church and complete with a self contained holiday let/annexe, as well as an abundance of period features with exposed ceiling timbers and fireplaces.

The accommodation is set over two floors and comprises an entrance staircase hall, a lovely sitting room with a central fireplace with a wood-burning stove, atmospheric dining room with exposed ceiling timber and an inglenook

fireplace, and a well-fitted modern kitchen with a wide range of fitted units with a Rayburn.

The garden room, just off the staircase hall provides views of the rear garden, and completing the ground floor accommodation is a second conservatory leading to a utility and cloakroom.

The first floor serves bedroom one with a well fitted en-suite bathroom, three further bedrooms and a family shower room.



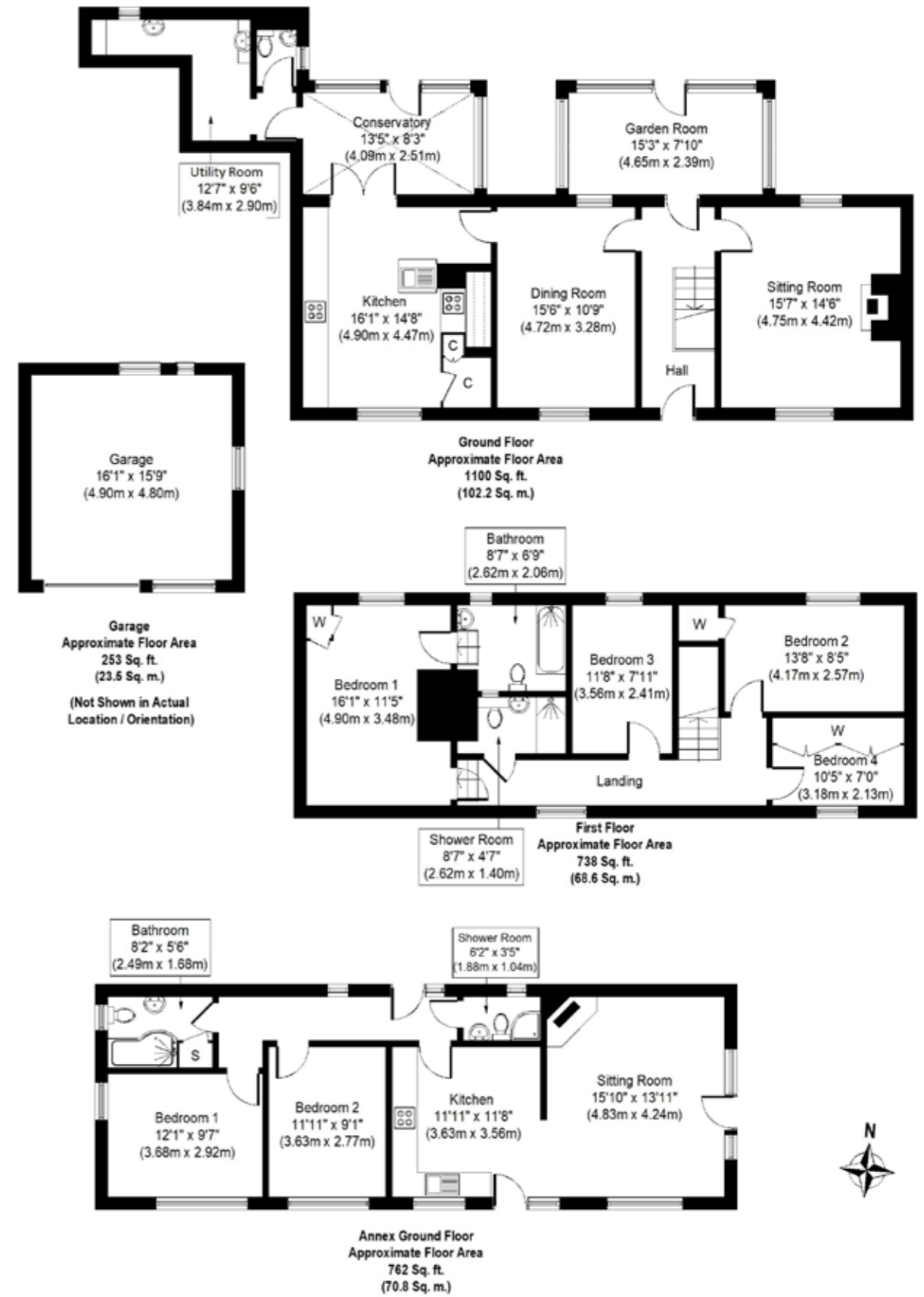


Outside, the property is approached via a cathedral-style gate, as well as a pedestrian gate that leads onto the driveway with plenty of parking and access to the garage. The annexe is a fine conversion and provides alternative uses such as a holiday let or a useful annexe allowing flexible accommodation or multi-generational living. The main grounds are well-planted and provide a variety of shrub borders with roses and wisteria, lawn, a lovely feature pond, and summer house.



The vaulted annexe accommodation, with exposed beams, is set over one floor and comprises a well-fitted kitchen breakfast room with a wide range of fitted units, a bright and airy sitting room with a wood-burning stove, and access to the private garden. There are two well-appointed bedrooms, a shower room, and a separate bathroom.





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



Horsham St Faith

IN NORFOLK
IS THE PLACE TO CALL HOME



Horsham St Faith is a quiet village conveniently located approximately 5 miles north of Norwich, which offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services. The Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport.

Horsham St Faith itself is surrounded by delightful countryside, yet benefits from amenities including local schooling, popular restaurants/pubs and a convenience store.

Thought to have been settled in early Saxon times, the village takes its name from the River Hor, which runs through it on its way from Horsford to Horstead and a Benedictine

priory, founded in honour of the French Saint Faith. The village has seen a succession of Lords sitting in the manor house, which was converted from the old priory. The monks' refectory still remains, and contains its original 13th century wall painting the only one of its type in England.

The parish church of St Mary and St Andrew is a Grade I-listed building that includes some fascinating features. Horsham St Faith also saw action in WW2, when Spitfires were flown from the base – now Norwich International Airport.

The village offers good access to the Norfolk broads and the north Norfolk Coast with its attractive coastline, as well as delightful countryside walks and nature reserves just a few miles away.



Note from Sowerbys



“Waytes House presents itself as a delightful Grade II listed residence, having served as both a cherished home and a thriving holiday rental. Overflowing with character, this property exudes charm.”

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SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating via Rayburn. Gas combi boiler to the annexe.

COUNCIL TAX

Main House - Band D.
Annexe - Band A.

ENERGY EFFICIENCY RATING

Not required due to property being Grade II Listed.

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: ///curry.tree.legend

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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