



THE STORY OF

The Old Exchange

Wiveton, Norfolk

SOWERBYS

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The Old Exchange

Hall Lane, Wiveton, Norfolk
NR25 7TG



Unique Coast and Country Home

Detached and Highly Private

Triple Aspect, Open Plan Living

Modern Kitchen and Bathrooms

Three/Four Bedroom Options

Stylish and Contemporary Interior

Generous, South-West Facing Gardens

Off-Road Private Parking

Glorious Countryside Views

Short Walk to Heritage Coastline



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“A cosy home, surrounded
by lovely green views.”

An eccentric and fascinating home, created within a former telephone exchange, commanding a prime coastal location in arguably the most admired and sought after North Norfolk village.

The Old Exchange is a distinctive and highly individual home immersed in North Norfolk's rolling countryside whilst enjoying a prime coastal position in the prized village of Wiveton.

Rarely do such unique and incomparable homes come to the open market in an admired and coveted location as this.

The Old Exchange has become a wonderful home skilfully adapted from a former telephone exchange building which functioned for the local community from the mid 1950s. Norfolk is revered for its unique and appealing homes created within distinctive buildings and this is no exception.

A very special abode set over two floors and extending to around 1,200 sq. ft. Offering fantastic living space, which enjoys open views over to some of North Norfolk's most picturesque countryside, The Old Exchange offers easy access to a unique and diverse coastal environment.

Set in a Designated Area of Outstanding Natural Beauty, this beguiling residence possess an interior which subtly blends character, individuality and modern style whilst providing immense functionality.

A wonderful open-plan living area takes in triple aspect open countryside vistas, incorporating a lounge area and dining space perfect for entertaining whilst being cosy and intimate with a wood-burner and panelled ceiling. French doors lead directly out onto a south-west facing terrace and garden which adjoins glorious, rolling fields.

A modern and sleek kitchen is neatly tucked away off the dining area and features stone worktops and a suite of integral appliances.

The hallway and glazed lobby provide an inviting and bright reception whilst accommodating shower room and WC. A ground floor, double bedroom/reception delivers a high degree of versatility and currently functions as a guest bedroom with a vaulted and beamed ceiling.





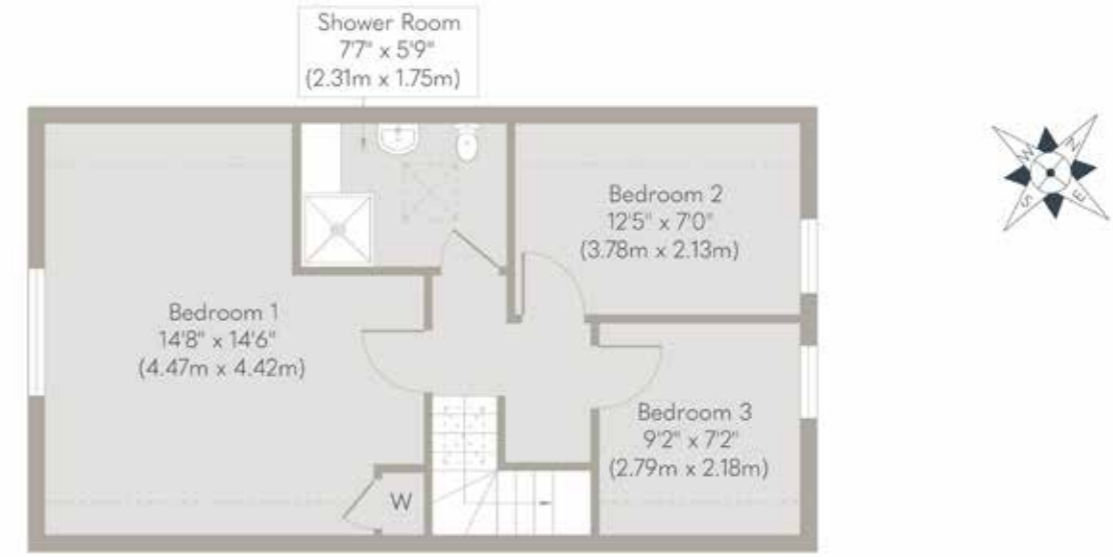
Rising to the first floor you will find three further bedrooms, each with strong individuality and notably the principal bedroom looks south over picturesque open countryside. A well-appointed and modern shower room supports the first-floor bedrooms.

Set in generous and private grounds, the property features off-road parking, perfectly position sun terraces and informal gardens which seamlessly adjoins open countryside.

Mainly laid to lawn and extending to around 1/4 acre (stms) the gardens have a delightfully natural feel with trees and mature hedging to its borders and open aspects over glorious neighbouring fields.

Located in arguably the most admired and coveted coastal village of Wiveton, The Old Exchange enjoys the coast literally on its doorstep, yet is just far enough away to retreat to privacy when a more introverted environment is appealing.





First Floor
Approximate Floor Area
499 sq. ft
(46.35 sq. m)



Ground Floor
Approximate Floor Area
672 sq. ft
(62.43 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

Wiveton

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated on the west bank of the River Glaven, Wiveton is just a couple of miles inland from the north Norfolk coast, within an Area of Outstanding Natural Beauty. Until the 17th century, the River Glaven was navigable and Wiveton was a port. The outline of the former harbour can still be seen in the fields between Wiveton and Cley. Today, the village's charming lanes are lined with quaint cottages and quintessential brick and flint homes, giving a distinctly Norfolk feel. The Wiveton Bell, incredibly popular with locals and visitors alike, serves tasty, locally sourced food. Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great destination throughout the year.

Just two miles away, picture perfect Blakeney is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies. And if you feel like exploring further afield, the whole stretch of coastline is easily accessible from here.

Heading inland, The Georgian market town of Holt is about a ten minute drive, and is filled with independent businesses, bound together by a strong sense of community. With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life!

With this area of Norfolk offering the best of coast and countryside living, let us help you find your next Norfolk home.



Note from the Vendor



“Since purchasing in 1997, this home has been rebuilt, extended and improved throughout.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and broadband connectivity.
Private Drainage. Oil-fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2412-6370-2894-2541

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: ///refills.proper.dupe

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SOWERBYS



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