



THE STORY OF

The Priory

Wymondham, Norfolk

SOWERBYS

S

THE STORY OF

The Priory

13 Middleton Street, Wymondham,
Norfolk, NR18 0AB



Impressive Grade II Listed Town House
Formerly a Grammar School

Sympathetically Updated

Abundance of Period Detailing such as Arches,
Cornicing, Panelling, and Window Shutters

Fine Drawing Room with Fireplace

Kitchen with Planning to Extend

Converted Cellar

Four Bedrooms

Modern Family Bathroom

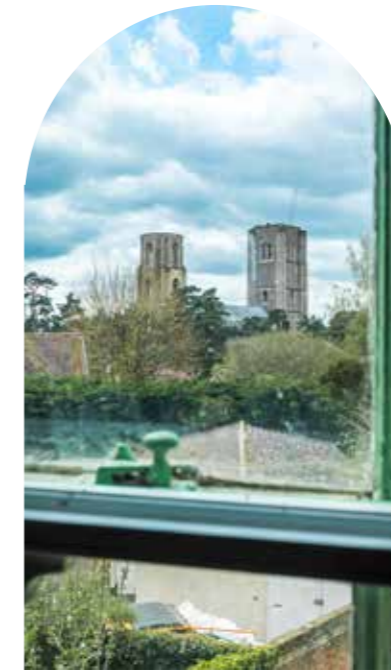
Garden and Parking



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“Wymondham is surrounded with lovely walks, but as a family, our favourite is walking down to the river Tiffey.”

The Priory stands as a remarkable Grade II Listed townhouse located in the charming town of Wymondham, formerly a grammar school, and was remodelled in the Early 1700s, creating a space with Georgian splendour.

Having undergone considerate updates, this residence showcases a wealth of historical features, from intricate architraves and panelling to the grandeur of a fluted pilaster and the captivating fireplace in the drawing room, all enhanced by the allure of stripped wooden floors. If you have an affinity for period charm and rich history, The Priory is the property for you.

Stepping into the entrance hall, one is greeted with an air of grandeur and

warmth, setting the tone for the character awaiting within. The drawing room has been artfully transformed into a bright and calming space, with softly painted panelling, recessed alcoves, and a striking fireplace flanked by a fluted pilaster columns.

The kitchen benefits from planning permission to extend to the rear with the use of glass and timber to create a wonderful bright and airy kitchen space if so desired.

Meanwhile, the cellar has been ingeniously converted into a versatile cinema and games room, offering both entertainment and practical storage solutions.



Ascending the impressive staircase to the first-floor landing, one discovers the splendour of the principal bedroom, complete with a functional fireplace, two delightful window seats, and painted floor timbers, offering a cosy space during chilly winter evenings.

The updated bathroom exudes period elegance, featuring a free-standing bath that offers picturesque views of the Abbey, adding a touch of serenity to the space. An additional bedroom awaits on the first floor, while a second set of stairs leads to two vaulted attic bedrooms boasting views of The Abbey.



Outside, a pathway leads to the south-west facing rear garden, where a lawn, apple trees, and a historic brick boundary wall create a tranquil outdoor retreat. A raised terraced seating area offers the perfect spot for unwinding, while the convenience of two allocated off-road parking spaces adds practicality to this idyllic home.





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

Wymondham

IS THE PLACE TO CALL HOME



Nestled in the heart of Norfolk, Wymondham stands as a testament to centuries of history and community, with the 12th-century abbey, a beacon of the town's storied past.

Despite enduring the ravages of time, including the infamous Great Fire of 1615, Wymondham still proudly displays its heritage through its charming streets and historic buildings.

The Market Square, a hub of activity, hosts a vibrant weekly market, enveloped by 17th-century structures and winding medieval lanes. Here, amidst the bustling atmosphere, one can explore an eclectic array of shops, from quaint boutiques to familiar high-street retailers. And when hunger strikes, the town offers a tempting selection of eateries, promising culinary delights for every palate.

Transportation is a breeze with Wymondham's mainline railway service providing direct links to Norwich, Cambridge, and London, making it not only a commuter's dream but also a gateway to adventure and exploration.

Education thrives in Wymondham, with esteemed institutions like Wicklewood Primary School, Wymondham College, and Wymondham High School shaping young minds to excellence. Meanwhile, for daily needs, residents can easily access amenities such as the Waitrose supermarket, ensuring convenience at every turn.

Beyond its borders, Wymondham's proximity to Norwich, a mere 8 miles away, opens doors to further opportunities. The cathedral city beckons with its own treasures, from sought-after schools to a bustling array of shops, restaurants, and services.

As one wanders through Wymondham, echoes of its past resonate in every corner. From the time-worn timbers of the 14th-century Green Dragon Pub to the enduring elegance of the Grade II listed White Hart Hotel, history intertwines with the present, creating a tapestry of timeless beauty.

Even the Market Cross, symbolizing resilience in the face of adversity, stands as a testament to the town's enduring spirit. Rebuilt in 1617 after the Great Fire, it now serves as a beacon of knowledge, housing the Tourist Information Office and preserving the legacy of generations past.

In Wymondham, every step is a journey through time, where the past and present coexist in harmony, inviting all who visit to become part of its rich tapestry of life.



Note from the Vendor



“We would describe our home as interesting, elegant and spacious,”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///digestion.dignity.valid

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