



THE STORY OF

Rattle Row House

Wicklewood, Norfolk

SOWERBYS



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Rattle Row House

Wicklewood, Norfolk
NR18 9QH

Detached Thatched Cottage

Accommodation Stretching to Over 1950 Sq. Ft.

Packed Full of Character and Charm

Four Double Bedrooms

Stunning Family Bathroom

Hand-Crafted Brian Turner Kitchen

Large Sitting Room with Inglenook Fireplace

Formal Dining Room

English Cottage Garden with
Outdoor Entertaining Spaces

Garage Workshop and Outbuildings

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Sitting proudly within the popular village of Wicklewood is Rattle Row House, a property that is packed filled with character and charm, but at the same time lends itself to the modern needs expected in a home of this ilk.

The property is accessed from the rear, through a small brick-built porch, leading us into the beautiful kitchen/dining room. Beams gently divide the kitchen from the dining room, where there is enough space for a large table. The kitchen itself is a handcrafted Brian Turner kitchen, crafted in a classic timeless shaker style. The large red AGA adds colour, and the wonderful Pamment tiles show the true age of the property.

Stepping through into the large sitting room, your eyes are immediately drawn to the large inglenook fireplace, with evidence of historic marks on the large wooden beam above. There are little enclaves for candles and lights, which may have been where the historic bread oven once stood. To the right is evidence of historical writing from a time long ago - the exact origin of which remains a mystery.

This room is a fantastic place to sit no matter the weather, but really comes into its own on those long dark nights with the fire roaring a glass of your favourite tippie in hand; it's not hard to imagine spending many hours here.

Just off this room is the formal dining room, used for those special holiday moments, where you will find another large inglenook fireplace.



A friendly, welcoming
and characterful home.





Ascending to the next floor, we find two large double bedrooms, again with stunning beams on every surface. The jewel on this floor has to be the family bathroom, with the claw foot bath on a small, raised section of the room, making it the star of the show. This is framed by yet another brick-built inglenook fireplace. The bathroom also features a shower with bespoke glass panels.

Arriving on the top floor via a choice of two staircases is a further two double bedrooms, the larger of the two having the brick-built chimney breast as its feature.

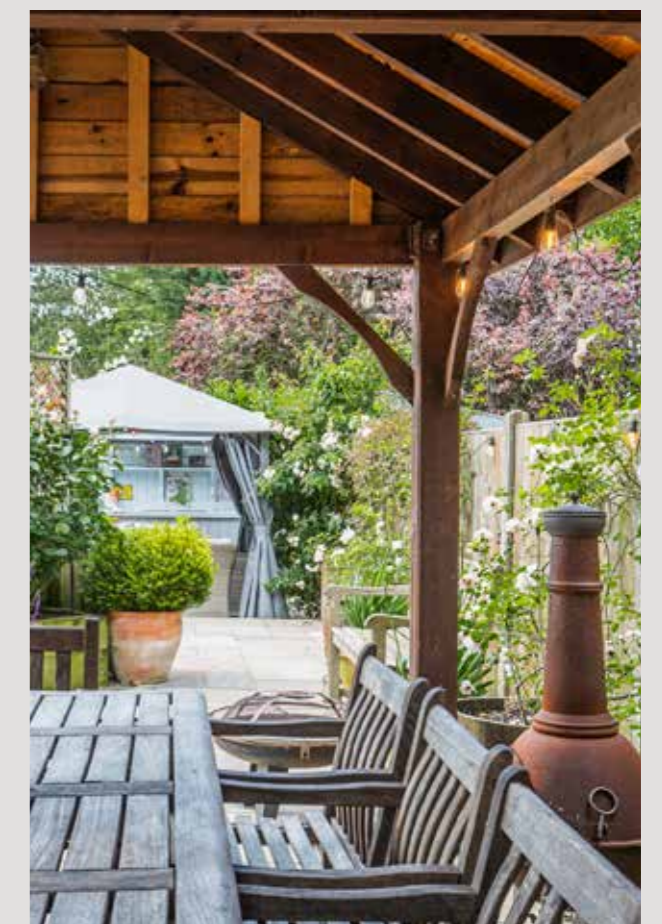
Outside and to the rear is a beautiful English cottage garden, with sections of lawns and flower beds filled with lovely flowers that are cleverly planted to come out throughout the warmer months.

This is a fantastic entertaining space, with a paved, slightly lowered section with an outdoor bar area to one side, and a more permanent structure with a solid tiled roof, meaning the enjoyment of this wonderful garden can continue no matter what the English weather throws at us.

To the front of the property, there is a lawned area hidden behind a large hedge, and a space for those who want to grow their own fruit and vegetables. The lawn wraps around the property and leads onto the shingled driveway with parking for several cars. The property also benefits from a brick-built garage, workshop, and log-store.



There's so much character that just keeps unfolding.





Second Floor
Approximate Floor Area
441 sq. ft
(40.94 sq. m)



First Floor
Approximate Floor Area
747 sq. ft
(69.37 sq. m)



Ground Floor
Approximate Floor Area
790 sq. ft
(73.39 sq. m)



Outbuilding

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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Wicklewood

A DELIGHTFUL
COUNTRYSIDE VILLAGE



A small village close to Wymondham, Wicklewood enjoys a delightful countryside setting and is perfectly placed for access to Norwich, Cambridge and further afield. The village has a family orientated public house - The Cherry Tree, a church, and a primary school.

About 3 miles away, Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making the area ideal for commuting. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

Attleborough, about 6 miles away, also has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabalooos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

The Cathedral City of Norwich is approximately 12 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from the Vendor



“The house feels alive and part of the family!”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///officials.kick.blogging

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SOWERBYS

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