



19 St. Georges  
Wicklewood | Norfolk | NR18 9PD

# AT HOME WITH HISTORY



“This home forms a piece of local history, yet it was only built just over 20 years ago, so you have all the charm and character of a Georgian property but a modern, comfortable home that’s easy to heat and to maintain.

Refurbished by the current owners, you won’t have to lift a finger.

Instead, you can move in and enjoy the 5 acres of grounds, complete with tennis courts and swimming pool, all set in glorious open countryside close to Wymondham and Norwich.”



# KEY FEATURES

- A Georgian Style Townhouse located at the Former St. Georges Hospital in Wicklewood
- Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room and Ground Floor WC
- Open Plan Sitting Room and Dining Room
- Communal Grounds of 5 acres include a Tennis Court and Indoor Swimming Pool
- Double Garage
- The Accommodation extends to 1,722sq.ft
- Energy Rating: D

Enjoy all the elegance of the Georgian era with none of the hard work that so often comes with period homes. This is a lovely place indeed and has been beautifully and sympathetically updated, providing spacious, bright and welcoming accommodation that would suit a family or couple alike. Here you can embrace country life, but you're still part of a village and close to the town - the best of both worlds.

## A Hidden Masterpiece

Tucked away off the main roads and sitting handsomely in its own extensive grounds, open countryside stretching out beyond, this is something of a hidden gem, and many who have lived in the area for years still don't know this imposing building is here. Dating back to 1776, the older part was built at the great cost of £11,000 as a workhouse. It later became a hospital and then a school before being converted into houses, with this townhouse added onto the end of the building, so the property offers all the advantages of a modern home with the glorious proportions of the Georgian era. It's been seamlessly done, so it feels like a genuine period property, with high ceilings, sash windows and chandeliers, but it's actually a modern build.

## Georgian-Style Grandeur

The current owners moved here to be closer to family and fell in love with the architecture and the setting of this property. They engaged a highly regarded local building firm to work with them on refurbishing their new home, and have replaced the boiler, fitted new bathrooms and a new kitchen, repaired and overhauled the windows and redecorated throughout. The result is an immaculate home with no work to do. As you step into the entrance hall, you're immediately impressed by the light room and sense of space.





# KEY FEATURES

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The main sitting room is a really good size with five large windows, so again it's filled with light. It's open to the dining room, another elegant space, which in turn leads onto the kitchen. The latter has room for a table for informal dining or morning coffee, and there's a door back into the hall, which is useful when you come in laden with shopping bags and want to unpack! This is a great home for entertaining and the owners love to host their family here. The proportions mean you can comfortably accommodate a good number of people. Upstairs, all four bedrooms are doubles, and the stylish en-suite and family bathroom are sure to impress.

## A Welcoming Place

Outside you have a useful and practical double garage serviced with electricity, water supply, a substantial work bench and an electric door for ease of access. Beyond there are 5 acres of generous grounds in which to wander around, without having the need to maintain them! There are even a couple of "secret" places where you can chill out or try star gazing in the clear skies above. Grandchildren can play in the indoor pool which you can reserve for your own personal exercise and enjoyment. Anyone for tennis? For those feeling more energetic, there is a tennis court to enjoy also. The little village of Wicklewood is on the door step with the Cherry Tree pub, village hall and a school and the highly regarded Wymondham College is situated just a couple of miles down the road. St George's falls within the catchment area for Hingham Surgery, which is an outstanding doctors practice and is recognized as one of the best in the UK. If the countryside is more your thing, you can head out from home across fields, with gorgeous walks just waiting to be explored.





























# INFORMATION

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## On The Doorstep

The property enjoys both the benefits of village life as well as the thriving market town atmosphere offered by nearby Wymondham. The attractive town has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham rail station features a popular, well supported Bistro restaurant /café and there is a frequent, direct rail service to Cambridge and Stansted Airport in comfort on the latest trains supplied from Switzerland. Wymondham offers excellent road links to London on the A11 and the west with easy access to the A47 Norwich southern bypass.

## How Far Is It To?

Wicklewood is situated approximately 13 miles south-west of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 5.5 miles south of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

## Directions

Leave Norwich heading south on the A11. Take the exit for Wymondham on to the B1135. Leave Wymondham town centre via Chapel Lane, pass over the humpback bridge and after a short distance take the left hand fork signposted Wicklewood. Continue for approximately 1 mile before taking the first left turning into Hospital Road whereby St Georges will be found after a short distance on your left hand side.

## Services, District Council and Tenure

LPG Heating, Mains Water, Drainage via Water Treatment Plant

Broadband Available - vendors use SKY

Mobile Phone Reception - varies depending on network provider

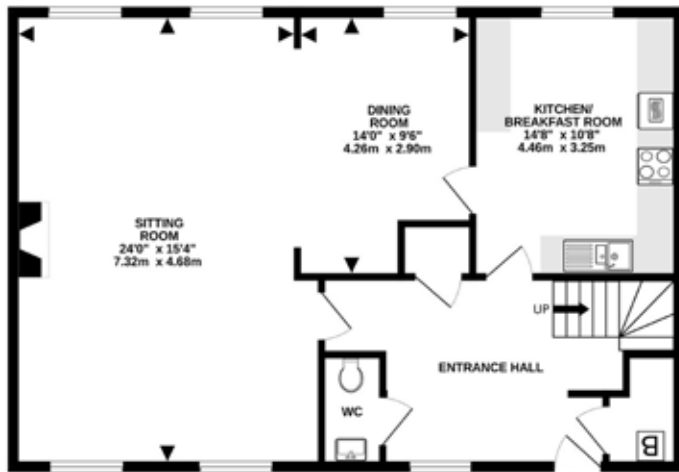
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

South Norfolk District Council - Tax Band D

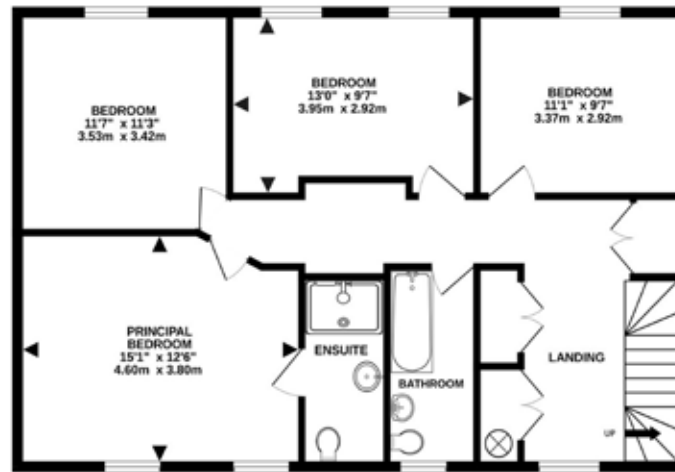
Leasehold - 999 years from 29 June 2001

Service Charge including Building Insurance £209.50 per month

Ground Rent £50.00 per month



GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



GARAGE  
348 sq.ft. (32.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1722 sq.ft. (160 sq.m.) approx.  
TOTAL FLOOR AREA : 2070 sq.ft. (192.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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