



2 Guildhall Gardens
St. Withburga Lane | Dereham | Norfolk | NR19 1FP

FINE & COUNTRY

A COLOURFUL CHARACTER



“A beautiful period home with a rich history, this is a place that stands out from the crowd. With impressively spacious rooms, handsome good looks and wonderful proportions, it’s perfect as a long-term family home or for a couple who love to host. It’s refreshingly private, has a sunny south-facing garden, lovely green surroundings, plus views across to the church, so you don’t feel as though you’re in the centre of town. Yet you can walk to the shops, schools, pubs and leisure facilities, with everything you need on your doorstep.”



KEY FEATURES

- A Beautiful Period Home, dating back to the 1500's, Originally the Guildhall for St. Withburga
- The Accommodation is set over Three Levels
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal and Guest Bedroom both benefit from En-Suites
- Kitchen with Separate Utility Room and WC
- Three Reception Rooms
- South Facing Walled Front Garden with Patio and BBQ Area
- Rear Sheltered Courtyard Garden
- Two Parking Spaces
- The Accommodation extends to 3,683sq.ft
- Energy Rating: E

This is a home that must have seen it all over the years – and you could be the one to write its next chapter. Combining period charm with modern comforts and finished with great flair and attention to detail, you can move straight in and embrace all the advantages of the lifestyle here from day one. A place where you can have fun and make memories, don't miss the chance to make this desirable home your own!

A Tale To Tell

This is a fascinating property and part of local history. It's thought to date back to the 1500s in its original parts and was the guildhall for St. Withburga, the youngest daughter of the King of East Anglia. She founded a nunnery in the area and during a time of famine when she was unable to feed the convent builders she prayed for a miracle. It's said that two deer then arrived every day to provide milk for the men building the convent. A hunter tried to set his dogs on the deer and was thrown from his horse and killed, thereby preserving the life-saving supply of milk. The story today features on the town sign for Dereham. The guild was dissolved around 1550 and the property became home to a wealthy local family. Over the centuries it's seen many changes and additions, most recently being converted into four generously proportioned homes, of which this is one. The home beautifully combines period character with contemporary comforts and has been lovingly finished by the current owner, who has an excellent eye for design.

Rising To Every Occasion

The main entrance to this home is at the rear and brings you into a long hallway, with doors to the kitchen diner. This room has plenty of storage and preparation space to delight keen cooks, as well as a sociable feel with room for a family table.





KEY FEATURES

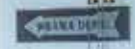
Next to this is a utility room which can also be accessed from outside, so it's perfect for abandoning your wet coats and muddy boots, or keeping dogs contained until they're dry. There's a cloakroom here too. Moving on into the stunning sitting room – full of character and with real 'wow' factor – it has a door and windows to the south, so it's very bright and has a lovely warm feel. The owner loves to host parties and uses this as entertaining room as there's plenty of room for a crowd! Through here you have another reception room, perhaps a formal dining room or children's playroom, light and airy in summer thanks to the south facing windows, yet cosy and intimate with the shutters closed and a fire blazing in the grate. Beyond this, the final reception is a comfortable snug, also a very good size, with a dual aspect. This would make a wonderfully spacious study or music room, or even a cinema room, and could also double as guest accommodation when required. Having these three reception rooms, all spacious, means the house adapts effortlessly and you can switch things up as your family grow and your needs change. Upstairs, you have three spacious double bedrooms on the first floor, one with an en-suite, and the other two sharing a beautiful bathroom, complete with rolltop bath and separate shower, then there's a magnificent principal bedroom on the second floor, again with an en-suite. If this were a family home, this top floor would be a luxurious retreat for parents, far enough away from little ones but near enough if they need you. Alternatively, you could keep it as guest accommodation to be opened up only when required.

Sunny Delight

Outside, the main part of the garden is found to the front of the house, facing south. It's mainly laid to lawn and is lovely and private – a great place for a barbecue, to sit out and soak up the sun, or to watch little ones as they play on the grass. To the rear of the house is a walled courtyard, which again is a private place in which to relax. The property also comes with two parking spaces. The location here is excellent – you have privacy along with the security of neighbours. You're opposite a public area of woodland and meadow with a river and beautiful walks to enjoy, so it feels peaceful and green, yet you're in the centre of town, walking distance from all amenities and close to the A47 for easy access to the wider area. The owner particularly enjoys heading up to the North Norfolk coast to walk her dog or visiting one of the popular pubs in the surrounding countryside. She has also found the house well placed for travel down to London, and for friends coming up for the weekend.























Where the
magic happens







INFORMATION



On The Doorstep

Dereham has a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking making the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey. You also have the living museum Gressenhall Farm and Workhouse just a few minutes out of town, or the National Trust property Oxburgh Hall, which is half an hour's drive away. With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away.

How Far Is It To?

Dereham can be found 15 miles south east of Fakenham and 16 miles west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to www.fakenhamweb.co.uk. The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good schools both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Directions

Leave our Fakenham office heading out of town on the B1146 heading towards Testerton and through the village of East Bilney and Beetley. Turn right onto Holt Road/B1146 which becomes Quebec Road. Turn left onto Market Place and then right onto Church Street and left onto St. Withburga Lane, where the property will be found on the left hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - vendor uses SKY

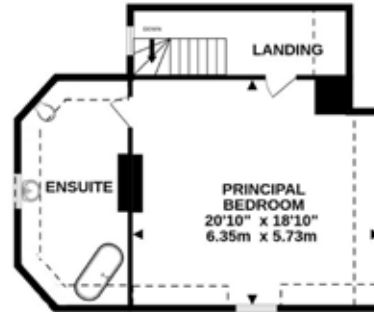
Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

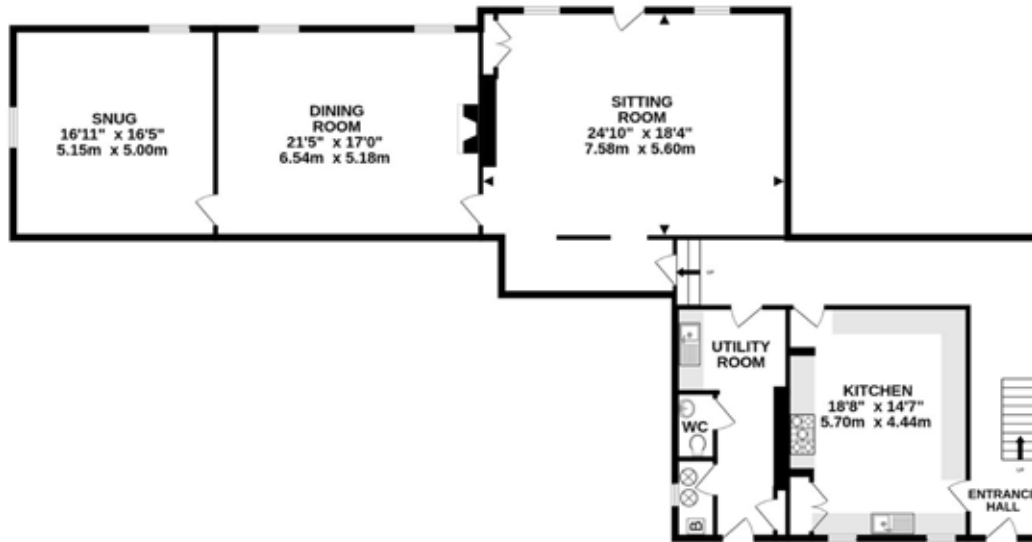
Please see www.checker.ofcom.org.uk

Breckland District Council - Tax Band F

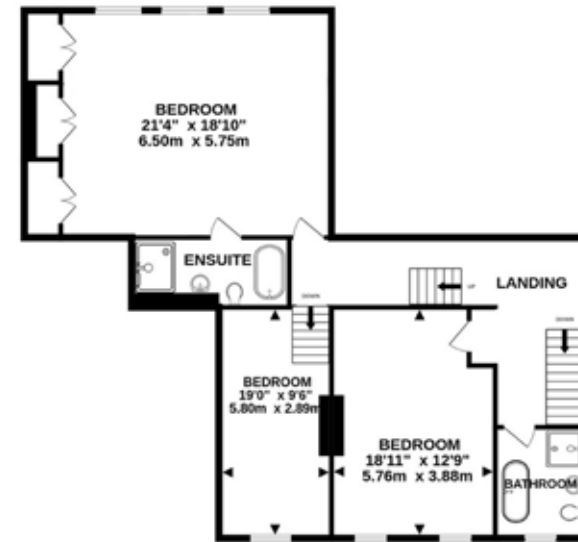
Freehold



2ND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



GROUND FLOOR
1861 sq.ft. (172.9 sq.m.) approx.



1ST FLOOR
1201 sq.ft. (111.5 sq.m.) approx.

TOTAL FLOOR AREA : 3683 sq.ft. (342.2 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
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			D9
		44	

England & Wales EU Directive 2002/91/EC
www.epc.co.uk

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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