DESCRIPTION
Wesley House is a Grade II Listed property situated in a conservation area. The property has been significantly improved by the current owners and offers beautifully presented accommodation which benefits from gas central heating, with much of the charm and character of the building having been retained. Only by inspection can the unique nature and quality of this fine property be fully appreciated and viewing is highly recommended.

LOCATION
Horsham St Faith is a popular village, conveniently located off the A140 Cromer Road, approximately 6 miles to the north of Norwich city centre. Local amenities include a Primary School, doctors' surgery, community centre, post office, a public house, restaurant and a bus service to Norwich and Cromer. The village is also conveniently located for access to Norwich International airport.

DIRECTIONS
Leave Norwich northbound on the A140 Cromer Road, passing Norwich International airport on the right and follow the road along to the roundabout. Then take the second exit off the roundabout and proceed over the bridge above the Broadland Northway. At the next roundabout, take the first exit, remaining on the A140 Cromer Road. Take the first right turning off the A140, signposted to Horsham St Faith. Follow this road into the village and round to the left by the church and the property will be found on the right hand side.

WESLEY HOUSE
CHURCH STREET
HORSHAM ST FAITH
NORWICH
NORFOLK NR10 3JJ

A stunning converted Wesleyan Chapel in the centre of the village with a southerly facing garden and smart outside office.
ACCOMMODATION

On the Ground Floor:

**MAIN RECEPTION ROOM**
Panelled double entrance doors with period door furniture and bolts. Six radiators. Exposed floorboards. Wood burner. Telephone point. Television point. Raised dining area in front of the original altar with a fitted carpet and storage space below.

**CLOAKROOM**

**KITCHEN**

**CONSERVATORY**
On the First Floor:

**GALLERIED LANDING/SEATING AREA**
Radiator.

**BEDROOM 1**

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

**BEDROOM 3**

**FAMILY BATHROOM**

**OUTSIDE**
To the front of the property is a shingled garden bordered by wrought iron railings and a pathway leading to the front entrance doors. Access to the rear is via Crown Road where there is a large private shingled driveway and a carport adjoining an office with powder coated aluminium double glazed window and door. To the rear of the office is a wood shed.

**AGENT'S NOTES:**
(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by prior appointment through the selling agents’ Norwich Office. Tel: 01603 629871

These particulars were prepared in February 2019. Ref. NRS6526
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