The Mole Bolt
41 Damgate Street
Wymondham
NR18 0BG

Guide Price £275,000
Location
The house is set on Damgate Street, a prestigious road within the town centre, which is steeped in history with many of the properties dating back to the 16th and 17th Century. The house is only a few minutes’ walk from all of Wymondham's shops and amenities. Wymondham is a South Norfolk market town located just 10 miles from the architecturally beautiful city of Norwich. The town has an excellent selection of schooling, with both ‘good’ and ‘outstanding’ OFSTED rated schools nearby. There are a number of well known high street retailers, including a Waitrose and Morrisons supermarket.

Wymondham has good transport links in and out of the county, with regular rail services running from the town’s station. The town is also linked onto the A11 dual carriageway.

- Prestigious Town centre setting
- 18th Century historical building
- Three bedrooms
- Inglenook fireplace with wood burner
- Character features
- Enclosed courtyard garden
The Property
This unique character cottage is steeped in local history. Once a Farriers, this building dates back to the 1700's and features some excellent signs of that time. This home really is the unexpected in terms of space, the accommodation far exceeds initial expectation. The entrance opens up into a spacious sitting room with a large inglenook fireplace; this room has a large feature display window, stone flooring, exposed beams and wall lighting, all combining to create a great cosy atmosphere. Further in to the property is the traditional galley kitchen, this excellent space although appearing compact provides excellent storage a Belling farmhouse range cooker and plumbing for a washing machine. Further reception rooms include a light dining room and a back room which is currently occupied as a sewing room, although has a multitude of uses. The property has two separate staircases leading to the first floor accommodation. Again the space has been used creatively and with great consideration. The family bathroom is a large and light space, big enough to hold a 4 piece suite with much room to spare. Feature claw foot bath and decoratively frosted windows. There are two further bedrooms on the first floor. The master bedroom has recently seen a new addition with a handy wc and basin installed, again making great use of the quirky space and room recesses.

Outside
Perhaps unexpected from first glance, but the The Mole Bolt occupies a relatively generous plot. This courtyard garden is over three levels and provides lots of space for planting and dining.

Parking
The property does not have allocated parking but there is unrestricted parking nearby and parking outside the house after 6.00pm and before 8.00am.

Services
Mains electricity, gas, water and drainage are connected to the property. Heating provided by electric powered radiators.

Directions
From the town centre proceed along Market Street and take the left hand turning into Damgate Street. The property will be found on the left hand side.

Viewing
Strictly by appointment with TW Gaze.

Freehold

Ref: 18042/SS
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