

The Compasses, (a unique piece of Wymondham's heritage) Burnthouse Lane, Silfield, Wymondham, NR18 9NP

Offers In Region Of £575,000



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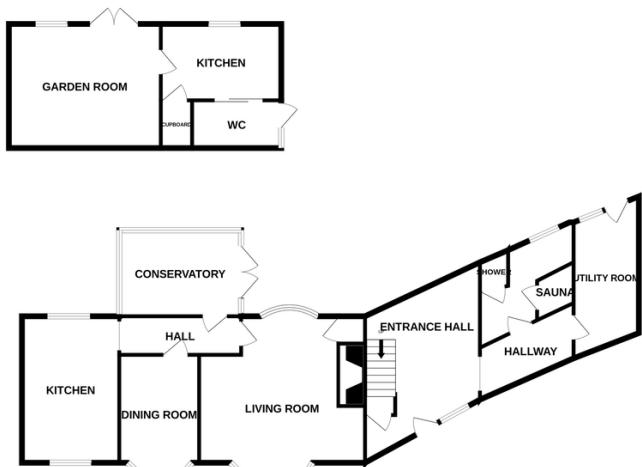
A rare opportunity to own a unique piece of Wymondham's heritage, dating back to 1789. Formerly known as the Rule & Compasses Public House, this historic property transitioned to residential use following its closure in April 1967. Offered to market with no onward chain. Set on an impressive one-third of an acre plot, the property includes several outbuildings and offers scope for extension and development (STPP). The accommodation extends to approximately 2,000 sq ft, providing generous space and potential to create a truly exceptional family home.

Tenure: Unregistered EPC: TBC Council Tax : E

Key Features

- A rare opportunity to purchase a piece of Wymondham's rich history dating back to 1789
- Was later converted to residential premises and has provided many families with a home
- This three / four bedroom detached house sits on a generous plot approximately 0.30 Acre
- Horseshoe driveway to the rear of the property offers ample parking and opportunity of a building plot (STPP)
- The property is ideally placed for the town centre with all its amenities and has good access to the main A11
- Previously the Rule & Compasses Public House on Burnthouse lane closed in April 1967
- The property is in need of updating hence the price but is offered with no forward chain
- There are various outbuildings and the Garden Room could be used as a home office or annexe
- Close to the town's railway station with regular services to Norwich and Cambridge
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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