



THE STORY OF
Wychwood
Costessey, Norfolk

SOWERBYS



THE STORY OF

Wychwood

123 The Street, Costessey, Norfolk
NR8 5DF



Superb Family Home

Abundance of Natural Light

Four Reception Rooms

Incredible Kitchen Breakfast Room

Five Excellent Bedrooms

Ample Parking and Garage

Popular Location

Well-Landscaped Grounds

Garden of Approximately 1.5 Acres (STMS)
Including Stables and River Frontage

Meadows of Approximately 10 Acres (STMS)



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“Quiet seclusion, with great access to wildlife, this home gifts you with a high level of peace and tranquillity.”

A hidden sanctum at your feet, bursting with wildlife, the great outdoors and the space to while away months and years. For most, this would be an enchanting story book adventure, - but here at Wychwood, its sprawling gardens make this magic a reality...

Walk past the imposing front of this home and, whilst it's grand in appearance, you would never know of the hidden tranquillity behind it. The property sits in an elevated position, above Wensum Valley and backing onto the River Wensum, and offers an incredible garden space - with meadows too - covering around 11.5 acres (stms) of Norfolk countryside.

The entrance at the front of this property neatly guides you to a focal point flower bed and ample parking. The layout of this space adds to the grandeur of the home's appearance before you've even stepped through the door.

Once you have, the spacious entrance hall guides you to the calming, bright and airy living room. Its modern, central feature fireplace creates a warming centrepiece for the room, whilst the doors which lead out to the west-facing terrace are perfect for the spring and summer months.



Continuing with the theme of bright and spacious rooms, the wonderful kitchen/breakfast room is the hub of this home. Asides from being the perfect cook's kitchen, it is a fine place for hosting with a separate seating island and the perfect amount of space.



This room has an added glow, with the adjoining garden room filling this part of the home with light. This space is flooded with sunshine and fine views over the garden - and the use of oak in this room marries up in a loving fashion with the aforementioned kitchen/breakfast room. Together these rooms offer sublime symmetry and a space to entertain - all year round.



You're effortlessly steered from here to the more relaxed sitting room. With wood-beamed ceilings and an exposed brick fireplace, this space feels delicately homely. Lovely arched doors lead you into the formal dining room, and as this home naturally ushers you from one room to the next, it's easy to imagine having guests from afternoon to evening.



The downstairs offers further versatility too with its utility room and study. Both are neatly tucked off the kitchen/breakfast room, but it is the study which could offer personal space to work from home, or become engrossed in a good book.

Upstairs and the first floor rooms are all of a good size. The principal bedroom offers views over the front and back of the home with its added dressing room, along with an en-suite. Two of the further four bedrooms have en-suites with the remaining two sharing use of the separate family bathroom.



“Living here has given us more space, both inside and out.”





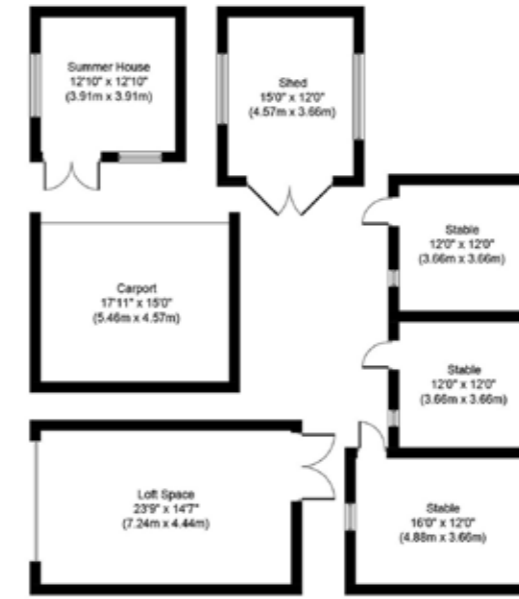
It is as we step back outside, that we fully explore the personal ‘wonderland’ at Wychwood.

To the front of this home, its boundary hedges screen the home, its driveway and garage. It is the rear however, where you discover the most encapsulating of outside spaces.

The garden is well-landscaped. There are sunny spots to unwind, a summer house, vegetable garden and a sweeping lawn, with mature borders and specimen trees. But as you reach the edge of all this, an amazing aspect unfurls itself before your eyes...

Pass by an the enclosed stable yard, with posts, rails and timber stables, and find a delightful purpose-built metal bridge over the River Wensum. From here you’re led to your own private meadow, affording you roughly 300m (stms) of private river frontage. This delightful space has been used for grazing livestock, may be cut for silage and has two field shelters; all totalling to approximately 10 acres (stms). With vehicular access from Costessey Lane, our clients have loved having the space for their horses to roam and enjoy the Norfolk countryside just as much as they have.

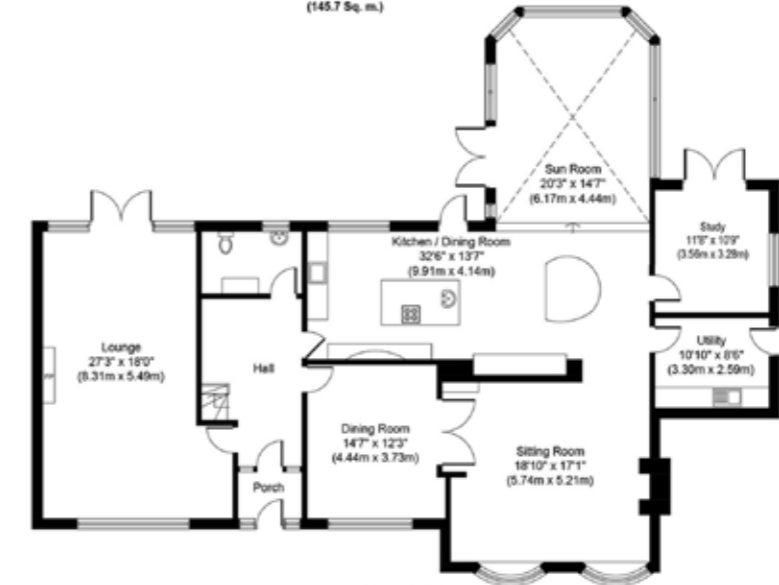




Outbuildings
Approximate Floor Area
(Excluding Carport)
1195 Sq. ft.
(111.0 Sq. m.)
(Not Shown in Actual Location / Orientation)



First Floor
Approximate Floor Area
1568 Sq. ft.
(145.7 Sq. m.)



Ground Floor
Approximate Floor Area
2182 Sq. ft.
(202.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Costessey

IS THE PLACE TO CALL HOME



A desirable Norwich suburb, Costessey offers a wealth of amenities and self-contained lifestyle just outside the city.

Head into the ancient city of Norwich and discover a place which has been home to writers, radicals and fiercely independent spirits for over a thousand years. Today that legacy continues with an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

You will find a Co-op, a chemist's and a local veterinary surgery, along with the nearby St Edmunds Primary School offering fantastic education opportunities.

When you want to explore the outdoors, there is an abundance of it at your doorstep. There are plenty of great walking, cycling and riding routes nearby which you can enjoy for days and weeks all year round.

Near to Costessey, and great to explore, is the southerly part of Marriott's Way, a 26 mile footpath along disused railway. Starting much further north in Aylsham, it heads west, passing Reepham, Lenwade and Attlebridge, before finishing in the city. Along this route is a wealth of local history, wildlife, and public art to spot and enjoy.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the vendor



“There are some great walks nearby, Blickling has been a favourite place.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0320-2753-1270-2327-5465

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///smart.gear.snaps

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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