



THE STORY OF

White Horse House

Wymondham, Norfolk

SOWERBYS



S

THE STORY OF

White Horse House

Wymondham, Norfolk
NR18 0BJ

Characterful Family Home

Historic Former Pub

Enchanting Grounds of Approx Two Acres (STMS)

Superb Two-Bedroom Detached Annexe

Highly Versatile Accommodation

Timeless Conservation Area Setting

Riverside Gardens

Five Double Bedrooms to Main House

Large Double Garage

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“...this charming former Public House stands proudly in an enchanting plot of approximately two acres...”

Nestled amongst one of the finest streets in the thriving town of Wymondham, is this charming former Public House complemented by a detached holiday bungalow, standing proudly in an enchanting plot of approximately two acres (STMS).

Alongside is an extraordinary two-bedroom annexe, with the main house boasting 2,300 Sq. Ft. of fastidiously renovated accommodation, briefly comprising five double bedrooms, including a principal bedroom with an en-suite shower room, three bathrooms

(one on the ground floor), a spacious kitchen/breakfast room with a separate utility area, and four reception rooms.

Meanwhile, the bungalow has been thriving as a popular holiday let, offering two bedrooms for guests. Additional features include a double garage, ample parking, and meticulously landscaped private gardens spanning almost two acres (STMS), featuring serene patio areas bordered by lush mature trees. The total accommodation for the house and bungalow combined spans 3,323 Sq. Ft.





To the main home, a welcoming hallway beckons you through to an array of wonderfully presented accommodation. The sociable kitchen/ breakfast room showcases a wealth of fine cabinetry, whilst an inviting sitting room leads to a garden room flooded with reams of natural light, illuminating the vaulted ceiling and exposed timbers.



Two further family rooms inject invaluable versatility to the ground floor, and a shower room and well-equipped utility room ably take care of the essential practicalities.



The first floor is home to five bedrooms, including an impressive principal suite complete with a wealth of built-in storage and a well-appointed shower room en-suite.



The four further bedrooms each enjoy integrated storage solutions and are well-served by the central family bathroom.





Amongst the most noteworthy features of this home is the superb detached two bedroom single story annexe; a magnificent asset to any number of lifestyle requirements including dependant relatives, business use or, as the current owners use it, as a brilliantly successful holiday let venture with a current 5* rating.



Standing proud amongst a plot of nearly two acres (STMS), it'll come as no surprise that alongside the ample parking and double garage, there are many joys to be discovered in the gardens.

Manicured lawns meander through many mature trees and thriving flower beds, whilst numerous terraces make the very best of the all-day sunshine. A river at the bottom of the plot provides a serene spot to unwind with a good book or simply observe the abundant wildlife amongst an enchanting plot.



First Floor
Approximate Floor Area
1011 sq. ft
(93.95 sq. m)



Ground Floor
Approximate Floor Area
1313 sq. ft
(122.00 sq. m)



Bungalow
Approximate Floor Area
1118 sq. ft
(103.85 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.

Copyright V360 Ltd 2023 | www.houseviz.com

ALL THE REASONS

Wymondham

IS THE PLACE TO CALL HOME



Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making it ideal for commuting.

Wicklewood Primary School is approximately 1 mile away and is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are also just minutes away.

Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from Sowerbys



“A river at the bottom of the plot provides a serene spot to unwind...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 1190-4735-0522-3322-3073

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: ///slant.umbrella.detonated

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL