



THE STORY OF

# Priory House

*Wymondham, Norfolk*

SOWERBYS





THE STORY OF

# Priory House

15 Middleton Street, Wymondham, Norfolk  
NR18 0AB

---

A Home of Rich Heritage and Architectural  
Character

Tastefully Part-Renovated by the Current Owners,  
Blending Old and New

Two Spacious Double Bedrooms, Plus a Versatile  
Attic Room

Elegant and Well-Proportioned Reception Spaces,  
Ideal for Entertaining

Brimming with Period Charm and Original  
Features Throughout

Impressive Ceiling Heights and an Exceptional  
Sense of Space

Enviably Positioned in the Heart of the Town  
Centre

Allocated Off-Road Parking, a  
Rare Town Centre Benefit

---

**SOWERBYS NORWICH OFFICE**  
01603 761441  
[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







Standing proud in the historic heart of Wymondham, Priory House is a fine example of Anglian architecture, later elevated by an elegant early-Georgian reimagining. The house, once part of the town's Grammar School, tells a richly layered architectural story. Set within a complex of buildings that have recently benefited from significant regeneration and renewed investment, Priory House offers not only a home of considerable provenance, but an inspiring project steeped in possibility.

Offered mid-restoration, this home presents a rare opportunity to influence the final design details where Georgian soul and contemporary comfort are set to coexist in elegant harmony.

The current owners have undertaken an inspired programme of restoration, enlisting the expertise of heritage architects and master craftspeople. Their efforts have reinstated period features of remarkable authenticity, most notably the 17th-century inglenook fireplace and a reclaimed pamment-tiled floor in the dining room – fine features that speak of a deep respect for the building's historic integrity.

Through a charming stable door, is what is proposed as the kitchen utility space - a delightful 19th-century addition, thought to have originally served as the wash house. The current owners have engaged an award-winning conservation architect— recently entrusted with the sensitive redevelopment of Grade I-listed Becketts Chapel in Wymondham - to draw up plans for the building's modernisation. These include a shower room and the option for underfloor heating, offering a considered blend of period charm and modern comfort



The kitchen and dining room is awash with reams of natural light and forms the embracing heart of the home. Great care has been taken to restore this room with the utmost integrity; a traditional Norfolk pamment floor has been faithfully reinstated, while the walls have been lovingly repaired with lime plaster and finished in tactile limewash. At its centre, a magnificent 17th-century inglenook fireplace has been skilfully reconstructed by artisan craftsmen.

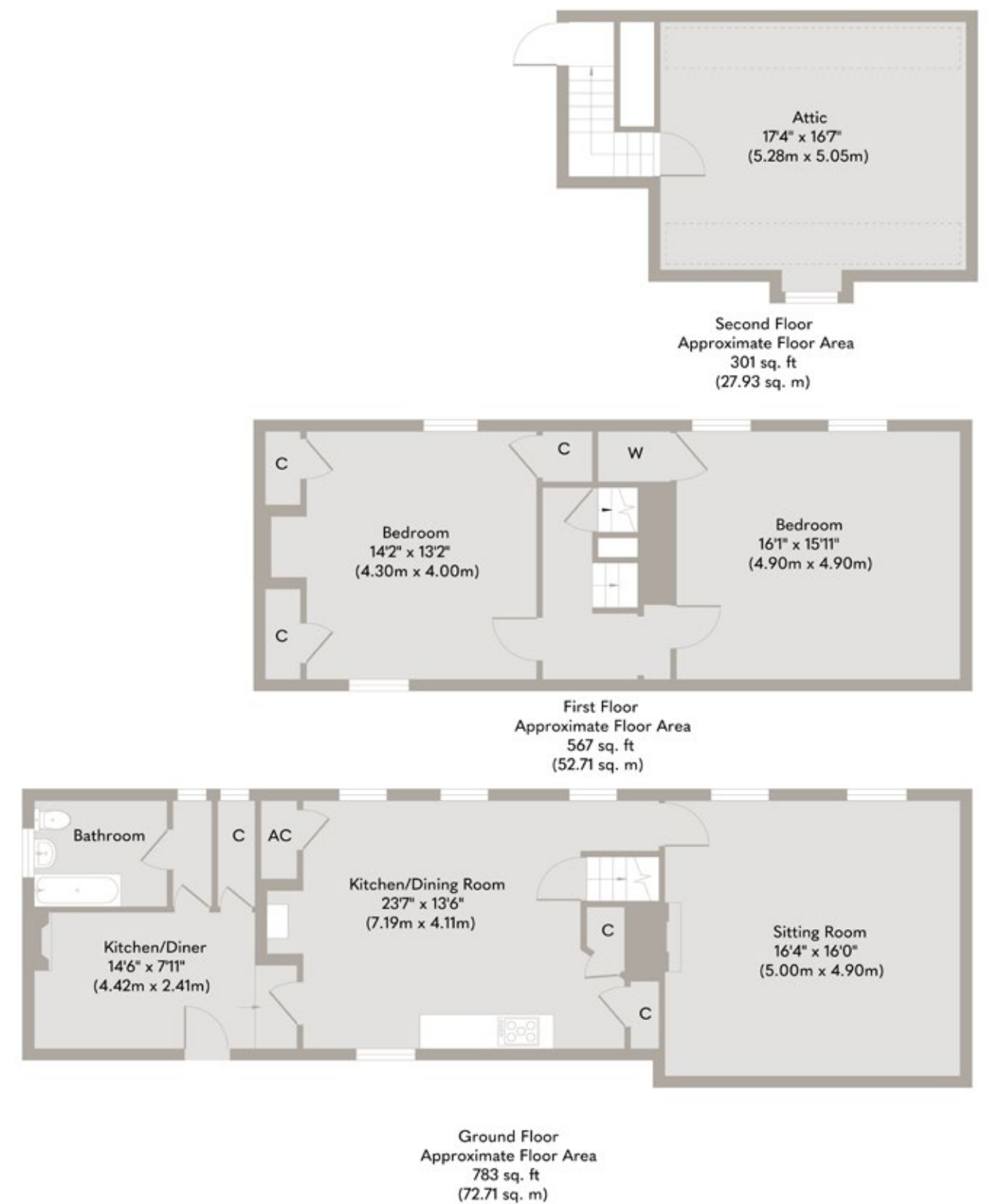
The drawing room is a space of considered grandeur, its exposed timber flooring and cast-iron radiators setting a warm and tactile foundation. Here, early Georgian detailing reveals itself in flourishes of classical ornamentation, with a handsome Palladian-style fireplace forming the symmetrical heart of the room. Flanked by highly decorative doorway and recessed alcove, the composition is one of handsome proportion. Light pours through original sash windows, each adorned with working shutters and box seats.

Rising to the first floor, two elegantly proportioned double bedrooms boast classic symmetry and full height ceilings adorned with ornate coving. Both bedrooms enjoy original fireplaces creating a natural focal point whilst the original timber floorboards add a wonderful depth of warmth and timeworn character.

Hidden within the upper eaves of a characterful period property lies this wonderfully atmospheric attic room, rich with original detail and ripe for imaginative restoration. With its aged elm floorboards, and evocative grey distempered walls, the space captures a raw, romantic quality. A key feature of the room is the fully restored casement window, now resplendent with leadlight glazing, allowing daylight to softly illuminate the interior. Also recently insulated adding to the ease of future renovation.







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](http://www.houseviz.com)



# Wymondham

## A BUSTLING TOWN FULL OF HISTORY

Set amidst the gentle rolling countryside of South Norfolk, Wymondham is a picturesque and historic market town with a strong sense of community and a reputation as one of the county's most desirable places to live. At its heart lies the magnificent Wymondham Abbey, an iconic 12th-century landmark with beautiful grounds and a rich ecclesiastical history that gives the town much of its charm.

Wymondham's vibrant town centre is home to an array of independent boutiques, traditional pubs, and cafés, with the popular Kett's Books and The Lemon Tree Café offering local flavour and friendly service. The town hosts a bustling weekly market and enjoys regular events including the Wymondham Music Festival and various heritage days celebrating the area's fascinating past.

For families and outdoor enthusiasts, there are lovely green spaces and walks along the Tiffey Valley, while nearby attractions include the Mid-Norfolk Railway, offering heritage steam train journeys through the countryside to Dereham, and Wymondham Heritage Museum, located in the town's historic Bridewell building.

Commuters are well served by Wymondham railway station, with direct connections to Norwich, Cambridge, and London. The A11 is also easily accessible, making road travel across the region convenient.

With highly regarded schools such as Wymondham College and Wymondham High Academy, along with the proximity to the cultural and retail offerings of Norwich – just 9 miles away – Wymondham offers the perfect blend of rural tranquillity and modern living.



## Note from Sowerbys



“Every corner of Priory House speaks to the craftsmanship of the past and the vision of a beautiful future.”



### SERVICES CONNECTED

Mains gas, electricity, water and drainage.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref:- 9352-2836-6204-9598-9271

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: ///hills.proved.transmits

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

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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

