



THE STORY OF

The Rookery

Fundenhall, Norfolk

SOWERBYS



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Fundenhall, Norfolk
NR16 1DS

Fine Grade II Listed Country
House On Established Grounds of
Approx. 8.3 Acres (STMS)

Characterful Drawing Room with Fireplace

Dining Room with Wood Burner

Cosy Sitting Room with Wood Burner

Modern Well Fitted Kitchen Breakfast Room

Boot Room, Cloakroom, Snug

Studio Room with Mezzanine Above

Three First Floor Bedrooms, Family
Bathroom and Separate Shower Room

Two Attic Bedrooms and Store Room

Five Stables, Garaging and Carriage Driveway

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Tucked away in a truly idyllic setting, The Rookery is a striking Grade II listed country home, gracefully nestled within around 8.4 acres (STMS) of beautifully mature grounds. Set behind wrought iron gates and approached by a sweeping gravelled driveway, this handsome period residence exudes elegance, charm and complete privacy - a sanctuary in the heart of the Norfolk countryside.

From the moment you arrive, there's a real sense of occasion. The gravel drive curves gently past lush lawns and established trees before revealing a generous parking area, garaging, and five traditional stables - ideal for equestrian pursuits or simply enjoying the romance of rural life.

Step inside and The Rookery continues to delight. Sunlight pours in through tall Georgian sash windows, illuminating rooms of exceptional proportion and character. The drawing room, with its fine period fireplace and glorious views over the grounds, is an inviting space to unwind or entertain. Equally charming is the dining room - wonderfully atmospheric for dinner parties, especially when the wood-burning stove glows during winter evenings.

At the heart of the home lies a spectacular kitchen - a beautifully considered blend of modern functionality and period charm. A generous island provides ample workspace, while the Aga offers warmth and culinary inspiration in equal measure. Just off the kitchen, a cosy sitting room provides the perfect spot for relaxed mornings or evenings by the fire, and a snug, boot room, cloakroom, conservatory and an incredibly versatile studio space with mezzanine level all add to the home's generous and flexible footprint.

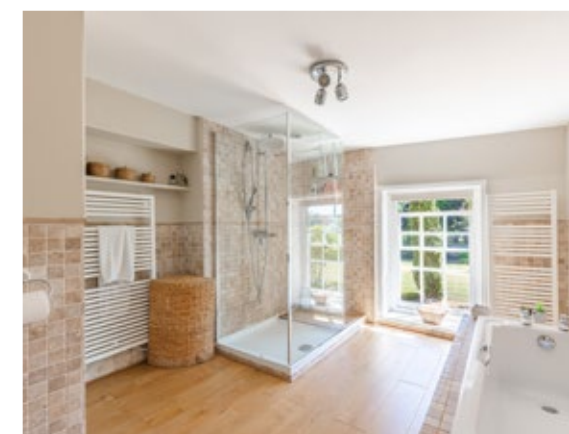




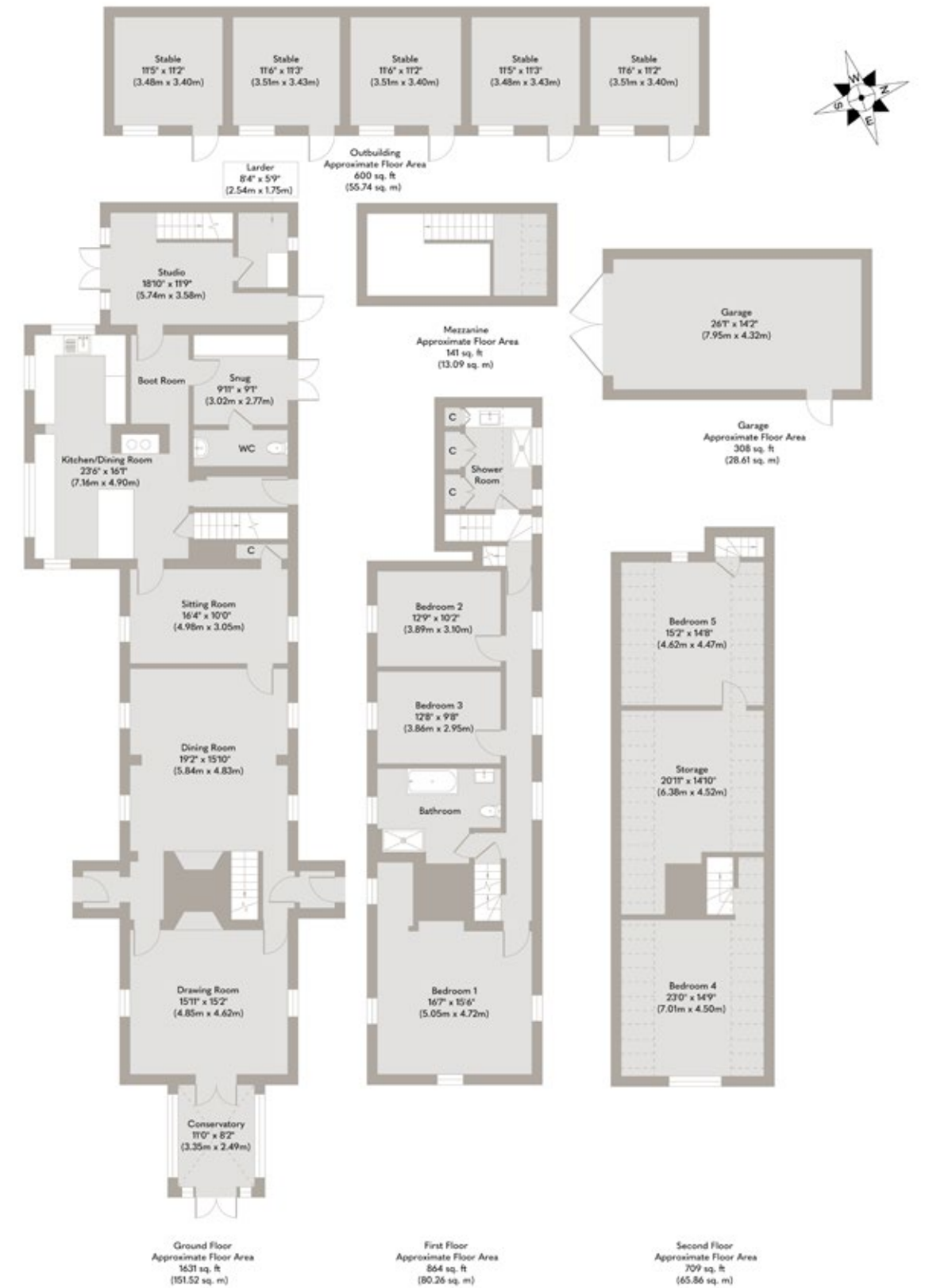
The first floor offers three double bedrooms, each with lovely outlooks across the grounds, along with a contemporary family bathroom and a separate shower room. The top floor is home to two further vaulted bedrooms, brimming with character, as well as a practical store room.

Outside, the grounds are every bit as enchanting as the house itself. The rear terrace is perfect for al fresco entertaining, framed by wildflower meadows, sweeping lawns, and mature tree belts that provide shelter and privacy. Productive fruit trees, a polytunnel, and a woodland area, covered by snowdrops, bluebells, wild garlic, and hundreds of daffodils that lead one season into another, create a wonderful sense of self-sufficiency and country living.

The Rookery is a rare and special home – one that promises a slower pace of life, in surroundings that soothe the soul and spark the imagination. A place to grow, gather, and truly belong.







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.

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Fundenhall

QUINTESSENTIAL COUNTRY LIVING

Fundenhall, Norfolk is a quaint village known for its picturesque countryside and historic charm. It's a great place for nature walks, cycling, and exploring the beautiful surrounding area. The village itself offers a peaceful and tight-knit community atmosphere, with a friendly local pub and some lovely scenic spots to enjoy.

Just a short drive away, Wymondham is a bustling market town with a wide range of amenities and facilities. You'll find cosy cafes, traditional pubs, and a variety of shops and restaurants. The town also has a rich history, with its impressive Abbey and fascinating heritage railway. Additionally, Wymondham provides easy access to essential services such as supermarkets, healthcare facilities, and leisure centers.

Neighbouring towns like Attleborough and Hethersett offer even more opportunities for shopping, dining, and entertainment. They also host regular events and markets, providing a great chance to experience the local culture and meet new people.

Overall, this area is perfect for those who appreciate the tranquillity of village life while still having convenient access to vibrant towns and amenities.



Note from Sowerbys



“Outside, the grounds are every bit as enchanting as the house itself.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///dizziness.forensic.plenty

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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