



THE STORY OF

The Old Stores

Whissonsett, Norfolk

SOWERBYS

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The Old Stores

London Street, Whissonsett,
Norfolk, NR20 5ST



Detached House Five Bedroom Home

Unconverted Barns

Generous Reception Rooms

Beautiful Gardens

Large Driveway

Double Garage

Village Location

Former Village Shop

No Onward Chain



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“...named for its history as the village shop...”

In its current form, The Old Stores is a delightful five-bedroom detached home with a wealth of potential. With unconverted barns and set within beautiful gardens, this property is offered to market with no onward chain!

The Old Stores, aptly named for its history as the village shop, now resides under the ownership of the same family, transformed into a charming residential home. Offering ample living space with potential for customisation, this property presents an opportunity for the next owner to create their ideal family home.

Boasting an abundance of ground floor reception areas that could be reimagined into a more modern layout, along with five generously sized bedrooms on the first floor, there is ample room to tailor this space to suit individual preferences.

There are unconverted brick-built barns along the curtilage of the title, currently split into three, and used for storage and workshops. The current owners had previously explored the opportunity of converting these into holiday cottages, and this can be left to the next owner to explore this opportunity further.





The garden here at The Old Stores has been a haven for the current owner. With beautifully landscaped grounds which extend views over and towards the church, there are mature trees, flowerbeds adorned with colour. The conservatory, which is located to the rear of the house, makes the perfect viewing point for not only the garden but the wildlife it holds. The driveway also provides ample enough parking and leads to a double garage.

This home offers a wealth of space and is perfectly suited as a family home. With the added potential held in the unconverted barns, and the space and privacy afforded to the garden, it's a true village gem.





First Floor
Approximate Floor Area
729 sq. ft.
(67.74 sq. m)



Garage
Ground Floor
Approximate Floor Area
1,538 sq. ft.
(142.92 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

Whissonsett

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village that prides itself on its sense of community, Whissonsett has a bowling green, village hall, which holds regular events, a horticultural society, keep fit group and Women's Institute, amongst other things. Whissonsett is in the catchment area for both the sought after and high performing Litcham School as well as Brisley Primary Academy. St Mary's Church dates in part to the 14th and

15th centuries and features a particularly wide nave, a tower with buttresses and battlements with gargoyles. The village sign, designed by a villager features an apple (referring to the orchards run by the Stangroom family), stocks (no longer in the village), a well (no longer the source of water but still in existence) and a windmill (the village used to have two windmills). The market town of Fakenham is approximately four miles away whilst Dereham is a little further, approximately seven miles away.



Note from Sowerbys



“The Old Stores is a wonderful opportunity to acquire a slice of village history!”

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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///lifted.straying.sublime

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