



THE STORY OF

# 2 Old Stables

*Rougham End, Norfolk*

SOWERBYS





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Rougham End, Norfolk  
PE32 2TS

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Beautiful Barn-Style Conversion  
of Former Stables

Nestled in Walled Grounds Formerly  
Belonging to Weasenham Hall

Spacious and Well-Appointed Accommodation

Three Bedrooms and Two Bathrooms

Wonderful Kitchen and Open-Plan Living Space

High-Specification Finish Throughout

Grounds Approaching 0.25 Acres (STMS)

Garage/Workshop and Ample Parking

Delightful Garden Studio

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**SOWERBYS FAKENHAM OFFICE**

01328 801534

fakenham@sowerbys.com







These former stables are a fine example of an exquisite barn style conversion, nestled within the prestigious former walled grounds of Weasenham Hall. This beautifully presented home is truly stunning and boasts unparalleled style, charm, and sophistication both inside and out.

The approach certainly doesn't disappoint as you navigate from Rougham End through the high redbrick walls onto a gravelled driveway leading to the property.

As you enter this property, you'll be struck by the sense of warmth and elegance that greets you the moment you step inside. The generous entrance hall creates an instant feeling of space, and the high ceilings throughout the ground floor showcase the unique architectural features of the building.

The sizable, open-plan living and dining area feature a wealth of natural light with double doors opening into the garden, creating a bright and airy space that is both welcoming and comfortable. The modern kitchen features top-quality appliances and bespoke cabinetry, as well as the oak worksurfaces and a must-have butler sink.

To complete the ground floor accommodation is a convenient bedroom and a luxurious shower room.

The primary bedroom features its own walk-in dressing room, accessed from the spacious first floor landing with a host of built in storage, bedroom two is also of generous proportions, each are well-served by a luxurious bathroom









Stepping outside, the property is flanked and bordered by shingled courtyard gardens providing the ideal sun-trap or sheltered spot to enjoy alfresco dining on those typically British summer evenings!

The beautifully landscaped grounds extend to approximately 0.25 acres and include a delightful garden studio, perfect for those who work from home or simply need a peaceful sanctuary away from the main house. There is also an attached garage, providing secure parking and additional storage space.

Located within the former walled grounds of Weasenham Hall, this prestigious location offers peace and tranquillity while still providing excellent transport links. The historic market towns of Fakenham & Swaffham are both nearby, and King's Lynn is only a short drive away, providing a wealth of amenities and recreational opportunities.

In summary, 2 Old Stables, Weasenham is an exceptional home that combines charm, and sophistication, set in a prestigious and highly secluded location. The stunning barn conversion, beautiful grounds, and garden studio make this an ideal home for those looking for a truly exceptional property.









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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# Rougham End

A VIBRANT COMMUNITY  
TO CALL HOME

Rougham End, located in Weasenham, Norfolk, is a quaint and picturesque area that embodies the charm of rural England. Surrounded by lush countryside and tranquil landscapes, it offers a serene escape from the hustle and bustle of city life.

The village features traditional English architecture, with charming cottages and open fields that provide a glimpse into the region's agricultural heritage. Nature enthusiasts can enjoy the scenic walking trails, while the sense of community is evident in local events and gatherings.

Being only seven miles from Fakenham, and little over 10 to Wells-next-the-Sea - this countryside spot could be your best of both worlds.

In nearby Fakenham, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

Overall, Rougham End serves as a peaceful retreat that showcases the beauty and simplicity of country living.



The garage/workshop at 2 Old Stables.



## SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant. Heating via oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref: 9700-7455-0822-5026-3693

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: ///worry.claps.upholding

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# SOWERBYS

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in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

