



THE STORY OF

2 Old Stables

Weasenham, Norfolk

SOWERBYS



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Rougham End, Weasenham, Norfolk
PE32 2TS

Exceptional Barn-Style Conversion
Within Historic Walled Grounds

Former Estate Stables of Weasenham Hall

Spacious And Thoughtfully
Arranged Accommodation

Three Generous Bedrooms and
Two Luxurious Bathrooms

Impressive Open-Plan Kitchen,
Dining and Living Space

High-Specification Finish with
Bespoke Joinery Throughout

Beautifully Landscaped Grounds
Approaching 0.25 Acres (STMS)

Delightful Garden Studio Ideal for
Home Working or Retreat

Attached Garage / Workshop with
Ample Private Parking

Private Courtyard Gardens





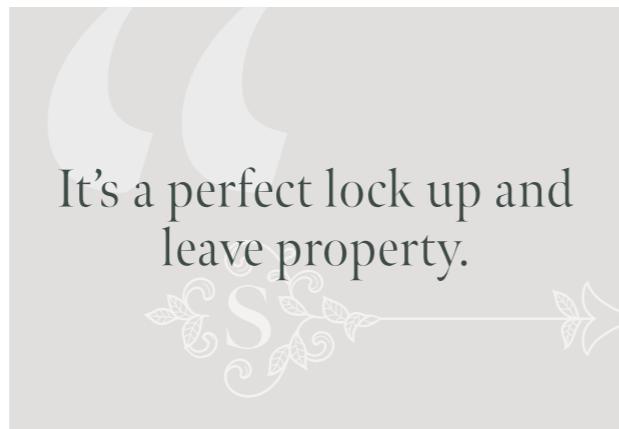
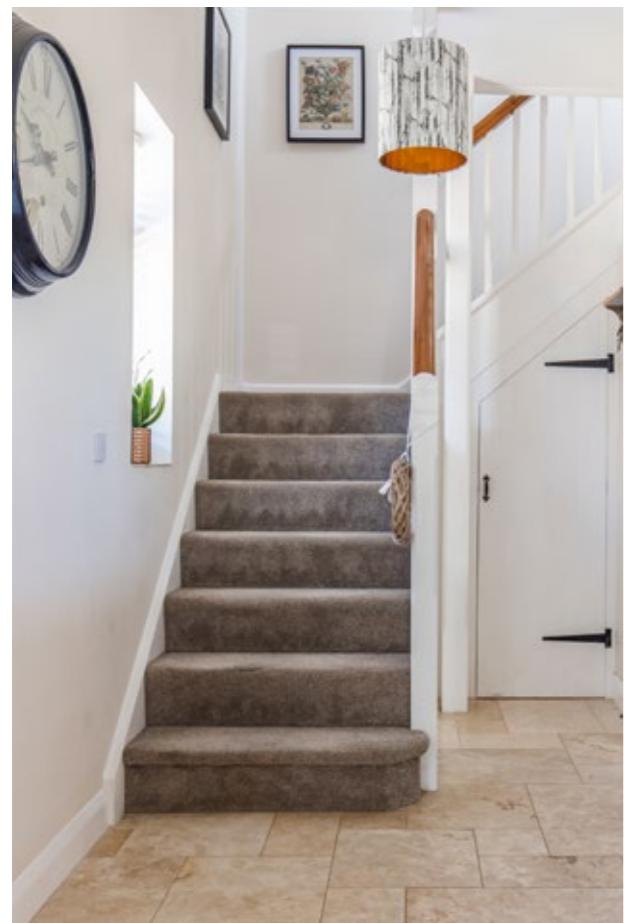
Within the historic walled grounds formerly belonging to Weasenham Hall, 2 Old Stables is an outstanding barn-style conversion that blends architectural character with a thoroughly modern standard of living. Formerly part of the estate's stables, the building has been transformed with great care and confidence, resulting in a home of real presence, warmth and quiet sophistication.

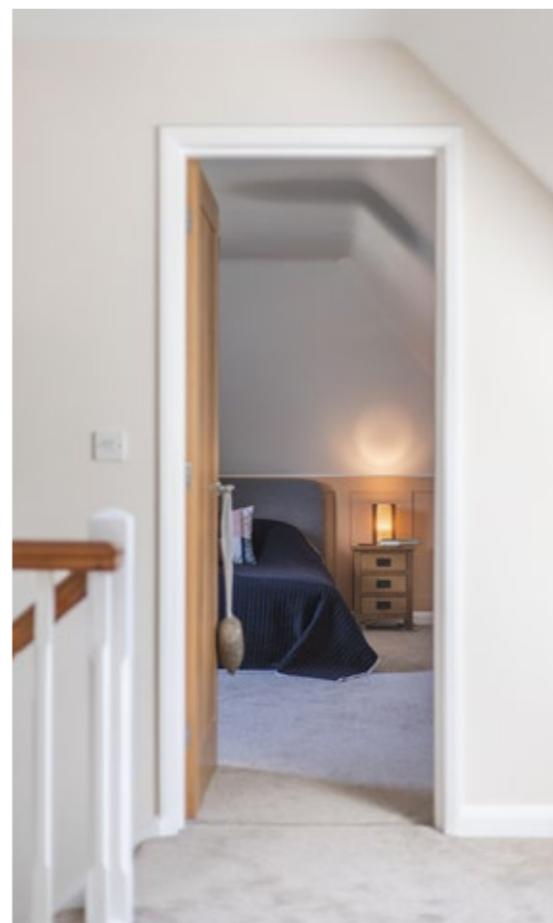
The approach sets the tone immediately. From Rougham End, tall redbrick walls guide you through the original entrance into the walled grounds, opening onto a gravelled driveway that leads directly to the property. There is an immediate sense of arrival and privacy, with the historic setting lending both gravitas and charm.

Inside, the accommodation is impressively proportioned and thoughtfully arranged. A generous entrance hall establishes a strong first impression, enhanced by high ceilings that celebrate the building's heritage while amplifying light and space throughout the ground floor. The atmosphere is welcoming and calm, with a natural flow between rooms that suits both everyday life and entertaining.

At the heart of the house is the open-plan kitchen, dining and living space, a beautifully judged room that feels both expansive and intimate. Double doors open directly onto the garden, drawing in natural light and creating a seamless connection between inside and out. The kitchen itself is a particular highlight, fitted with bespoke cabinetry, oak work surfaces, a classic butler sink and a range of high-quality integrated appliances, combining practicality with understated elegance.

The ground floor also benefits from a well-appointed bedroom, ideal for guests or single-level living, alongside a luxurious shower room finished to a high standard





Upstairs, the sense of space continues. The principal bedroom is complemented by its own walk-in dressing room, accessed from the spacious landing and fitted with extensive built-in storage. A second double bedroom is equally generous, and both are served by a stylish family bathroom that reflects the quality found throughout the house.

Outside, shingled courtyard gardens wrap around the property, offering a variety of seating areas that provide both shelter and sun at different times of day, perfect for relaxed outdoor dining or quiet moments with a book. Beyond this, the landscaped grounds extend to approximately 0.25 acres (STMS) and include a charming garden studio, ideal for home working, creative pursuits or simply as a peaceful retreat away from the main house.

An attached garage and workshop provide secure parking and useful storage, with additional driveway parking available.

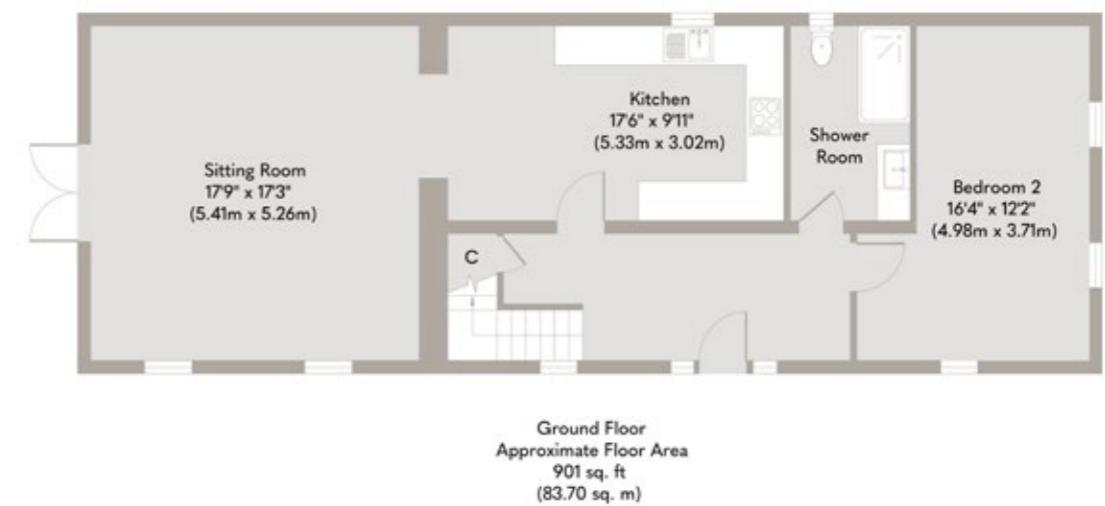
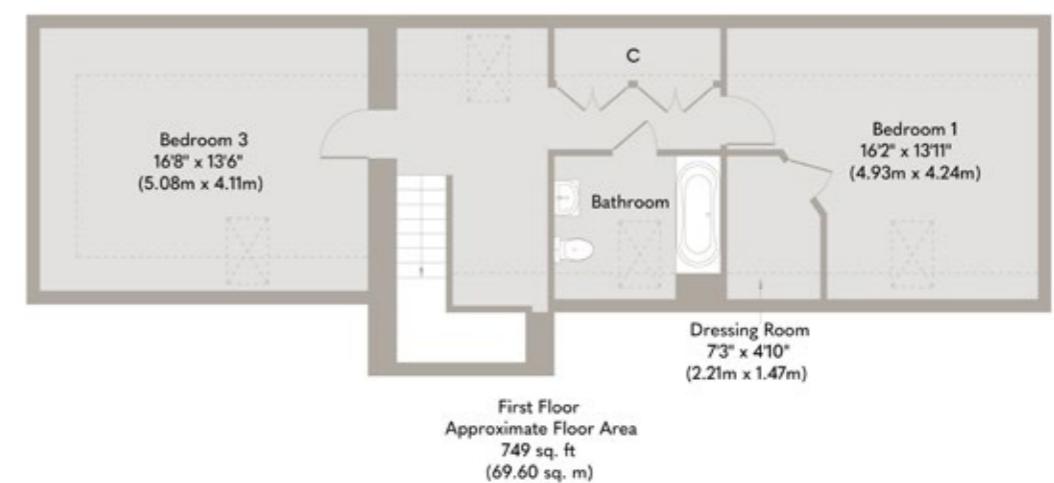
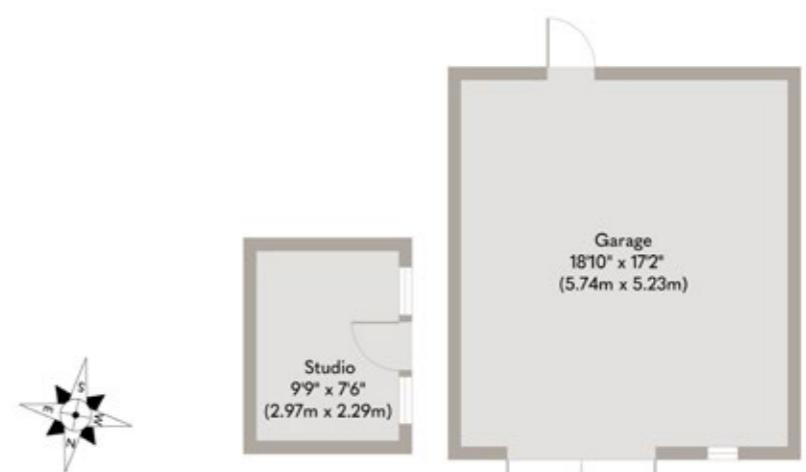
The setting within the former Weasenham Hall grounds offers a rare balance of seclusion and accessibility. The nearby market towns of Fakenham and Swaffham provide everyday amenities, while King's Lynn offers a broader range of shopping, dining and transport links.

In summary, 2 Old Stables is an exceptional conversion that combines heritage, space and contemporary comfort within a distinguished and highly private setting, creating a home of real quality and lasting appeal.



We love the garden and courtyards. It's a unique, ambient setting.





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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Weasenham

A VIBRANT COMMUNITY
TO CALL HOME

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.

Split into two, Weasenham has an All Saints and a St Peters - with both areas named after their churches. The village offers glorious countryside views and has a good primary school.

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.



Note from the Vendor



“... boasts unparalleled style, charm and sophistication both inside and out.”



SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant. 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

AGENT'S NOTE

This property currently has full planning to extend, the full details of which can be found here: <https://publicportal.breckland.gov.uk/planning/index.html?fa=getApplication&id=198200>

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SOWERBYS

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