



The Vineries, Wood Norton

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Independent Estate Agents

Pointens









## The Vineries, Hall Lane, Wood Norton, Norfolk NR20 5BE

Holt 9 miles, North Norfolk Coast 11 miles, Norwich 20 miles

The property for sale is a unique period home situated down a quiet country lane just off the centre of this popular Norfolk village. The property once belonged to Wood Norton Hall and was formally two bothies, one for the chauffer and one for the gardener. In recent years the two properties have been made into one comfortable family home. A particular feature is the 1 acre walled garden.

**GUIDE PRICE £850,000**



## THE PROPERTY

The property for sale is a unique period home situated down a quiet country lane, just off the centre of this popular Norfolk village. The property once belonged to Wood Norton Hall and was formally two bothies, one for the chauffer and one for the gardener. In recent years the two properties have been made into one comfortable family home. Originally constructed in 1843 the accommodation retains some of it's period features and now briefly comprises of an entrance hall, inner hall, double aspect sitting room with an open fireplace, a dining room with an open fireplace, a twenty five feet kitchen/breakfast room and a cloakroom. On the first floor a landing leads to four good sized bedrooms a family bathroom and a shower room. The property also enjoys oil fired central heating throughout. Outside there are substantial grounds extending to around 1.3 acres, to include a walled garden formerly belonging to Wood Norton Hall. Also within the grounds there is ample off street parking, potting shed, garden room, car port and a former stable for storage.

## LOCATION

Wood Norton is a typical small Norfolk village which, until the 1950's, was mainly owned by Christ Church, Oxford. There is a fine 18th century church with an interesting brick tower. The village is located 6 miles from the market town of Fakenham which enjoys a wide range of shops and schools and 8 miles from the elegant Georgian town of Holt. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 12 miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is around 15 miles away from where there is a fast rail service to London Liverpool Street. Norwich Airport has access to most international destinations via Amsterdam (Schipol).

## DIRECTIONS

Leave Holt via the B1110 to Dereham. Pass through the villages of Thornage and Briningham and upon reaching Pigs Grave crossroads proceed straight over towards Dereham. After around 2 miles Wood Norton will be sign posted off to the left. Upon reaching the village green turn left sign posted Guestwick 3. Take the next right into Hall Lane. The Vineries will then be found on the left.

## The accommodation comprises of:

**Entrance hall:** Staircase to first floor. Radiator

**Inner hall:** Radiator, coats cupboard, storage cupboard over,

### **Sitting room (17'9 x 15'3 double aspect)**

Open fire place, grey marble hearth and surround, two radiators, shelved alcove,

### **Dining Room (12' x 11'9)**

Open fire place, wooden surround, recessed alcove with cupboard over, radiator,

### **Kitchen/Breakfast Room ( 25' x 14')**

Good range of base units with working surfaces over, inset one and a half sink unit with mixer tap, fitted dishwasher, range of matching wall units, two radiators, double doors leading to the rear garden,

### **Cloakroom**

WC washbasin, plumbing for automatic washing machine and tumble dryer.

### **First floor landing**

Radiator,

### **Bedroom one (18'9 X 15'6 double aspect)**

Extensive range of fitted bedroom furniture, two radiators, television point.

### **Bedroom two (14'10 x 12')**

Range of fitted cupboards, radiator.

### **Bedroom three (14' x 11'9 double aspect)**

Range of fitted cupboards, radiator.

### **Bedroom four ( 15' x 8'4)**

Radiator.

### Bathroom

Panelled bath, WC, pedestal wash basin, heated towel rail, radiator. Walk-in airing cupboard.

### Shower room

WC, pedestal wash basin, shower cubicle, electric shaving point, radiator.

### Curtilage

The property is approached via a gravel driveway, which provides ample off street parking and leads to a car port **(20' x 14')**. Attached to the car port is a Garden Room **(17'4 x 16'9 double aspect)** Night storage radiator, two pairs of double doors leading to the house gardens and the walled garden. Potting shed **(18' x 12')** with ground and first floor storage. Storage building **(15'8 x 12'7)** with electric power and light. To the rear of the house are well tendered gardens with inset flower and shrub beds. Modern plastic oil tank and an outbuilding housing the oil fired boiler for central heating and domestic hot water. Accessed through the potting shed or the garden room is the fabulous one acre south facing walled garden once belonging to Wood Norton Hall. This has extensive lawns, various inset flower and shrub beds. A variety a fruit trees, covered garden storage area **(18' x 12' )** and a green house.

### General Information

**Tenure:** Freehold

**Council Tax Band:** E.

**Services:** Mains water and electricity. Drainage is via a septic tank.

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

**Energy Performance Certificate:** To be Confirmed.

**Ref No:** H313337

### Important Notice

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

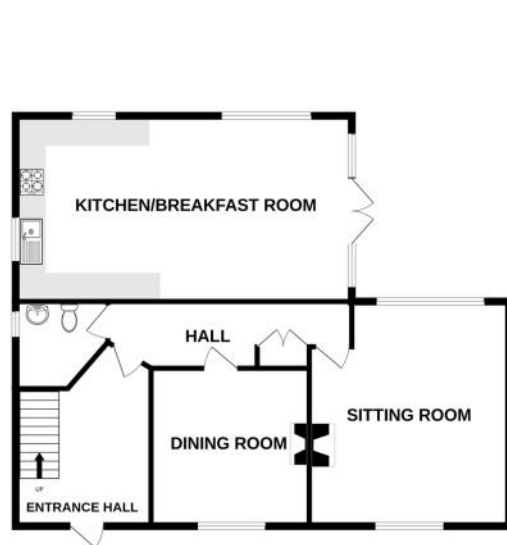
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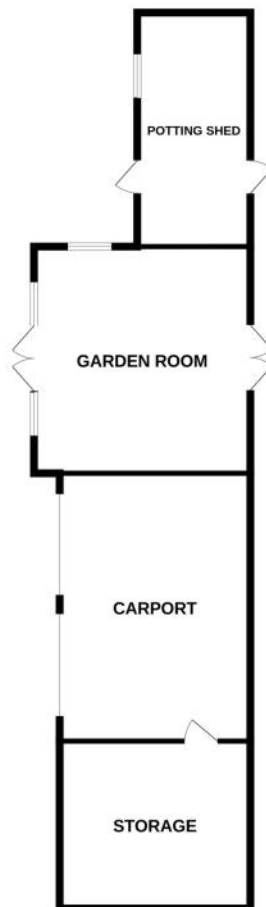




GROUND FLOOR  
1881 sq.ft. (174.8 sq.m.) approx.



1ST FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



THE VINERIES, HALL LANE, WOOD NORTON NR20 5BE

TOTAL FLOOR AREA : 2905 sq.ft. (269.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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