



THE STORY OF

Old Nag's Head

Wereham, Norfolk

SOWERBYS

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THE STORY OF

Old Nag's Head

Church Road, Wereham,
Norfolk, PE33 9AP



Sold with No Onward Chain

Originally a Coaching Inn Dating Back to 1700's

Sitting on ½ Acre Plot (STMS)

Detached and Charming Family Home

Four Reception Rooms

Superb Inglenook to the Living Room

Five Bedrooms and Three Bathrooms

Exposed Original Beams and Block Weaved Floors

Spacious Home with over 2,500 Sq. Ft of Living Space



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“We would describe our home as light,
enchanted and unspoilt.”

There is nothing that demonstrates home more than the length of time that someone has lived there – and with 45 years of calling the Old Nag's Head home, it has truly been a place where happy memories have been created.

Dating back to the 1700's, Old Nag's Head has been at the heart of this village for centuries. It has been a loving home since 1978 – a residence where the family have grown and enjoyed life's journeys. Now, the time has come for a new owner to re-create the happy times of a forever home. The generous half an acre plot (STMS) and 2,500 sq ft of living space has been hugely beneficial to the current owner and has embellished this charming home for many years.

From the moment you arrive, this property stands out for all the right reasons; a striking white brick painted facade, which resembles its beautiful past and the quintessential brick and flint to its rear, resembling a true Norfolk home.

Stepping inside is like stepping back in time. Through the front door one can be overwhelmed by the warmth and character of the main sitting room. a block weaved floor, original beams and a stunning inglenook log burner creates an ideal space where the family will gather. Cold days have largely been spent in front of a lit inglenook fireplace with a glass of wine and hot beverage – you can so easily envisage the calm and comfort.



Off this central room – all the other reception rooms can easily be accessed. To one side is a useful study – an ideal space if work requires you to work from home. A further room to the other side, is boasting with character currently used as a formal dining, perfect for dinner parties and other family occasions.

A set of steps leads you to a newly fitted kitchen. This room is great for keen chefs, offering ample work surfaces and cabinetry storage. There is a small breakfast room ideal for young families during those rushed school run mornings! Completing the ground floor is a shower room as well as a laundry room.

Over the years this property has been extended, featuring several split level floors with two primary staircases leading to the upper floor



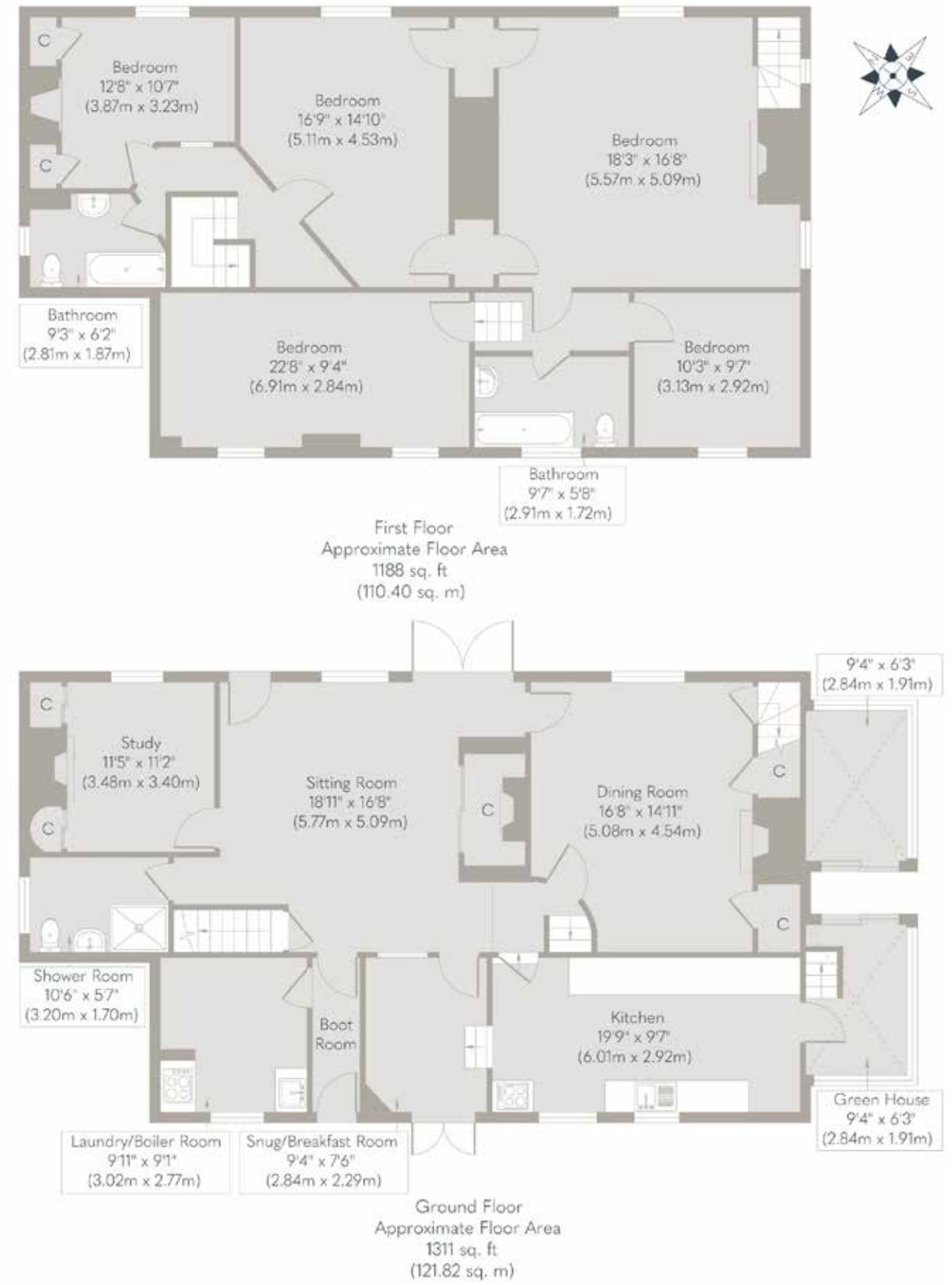
Ascending to the upper level reveals five bedrooms and two bathrooms, exuding timeless charm with exposed beams, brick accents in a few bedrooms, and even captivating fireplaces. These bedrooms are all well-served by two bathrooms.

The rear section of the property presents an opportunity for a splendid granny annexe, with the former kitchenette area proving potential for conversion.

Outside, the property boasts mature landscaping, including a spacious garage/workshop with ample storage, picturesque stone walls adding character, and lush greenery with mature trees and shrubs. The expansive lawns and open spaces offer enjoyment for all ages year-round.

This charming home is ready to welcome its new occupants, providing a perfect canvas for creating lasting memories from day one.





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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ALL THE REASONS

Wereham

IN NORFOLK
IS THE PLACE TO CALL HOME

Wereham is a small village in Norfolk, situated 5 miles from Downham Market and 13 miles from King's Lynn, both with main line railway stations with services to Cambridge and London King's Cross. In the centre of the village is the pond - known locally as the pit. Nearby on the village green, the village sign depicts Billy the Seal, one of Wereham's most famous residents from the 1920s. There is a church and a pub, The George and Dragon.

In 2018, the first accredited Passivhaus village hall in the UK was constructed in Wereham, serving not just the local community but also neighbouring villages. This village hall has evolved into a central hub, fostering a range of engaging activities initiated by local organisations and community groups for the locals of all ages.

Downham Market is one of the oldest market towns. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic

black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn (13 miles away) has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10.



Note from the Vendor



Sitting room inglenook fireplace.

“We love to sit in front of the lit, inglenook fire with a glass of wine, especially at Christmas.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 9437-8223-0200-0654-8202

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

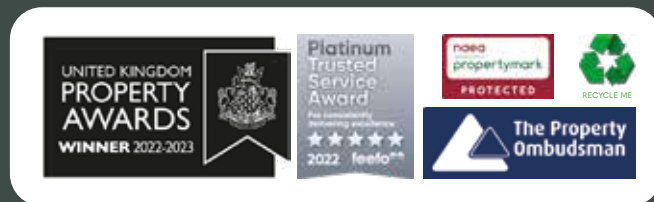
Freehold.

LOCATION

What3words: ///bakers.hypnotist.tutorial

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