



High Gables

Guide Price £600,000 - £625,000

High Gables is a substantial, detached property which dates back to the 1850's.

The house, which historically was a public house within the village, offers excellent family size accommodation and has been extended over the years to now offer a self-contained, spacious 1 bedroom annex.

The property boasts an enormous amount of character throughout, from timber ceiling beams and wood flooring in the living room, to a dining room with Inglenook fireplace and several feature period fireplaces throughout the house, High Gables really does have it all!

In terms of the accommodation, High Gables briefly comprises: front entrance hallway into the large, beamed 25' living room with corner bar, dining room with Inglenook fireplace and wood burning stove, fitted kitchen with walk-in storage pantry, breakfast room with access to the annex and a rear hallway.

Stairs lead up the first floor landing where doors lead off to five good size bedrooms and a family bathroom. Two of the bedrooms have en-suites; the main bedroom is generous and has a dual aspect, so is beautifully filled with natural light.



The Annex

A comfortable and self-contained part of the house, the annex has recently benefitted from several upgrades by the current owners, which includes a stylish kitchen with spotlights, quartz worktops, built-in oven and microwave oven, as well as a modern shower room off the inner hallway.

The living room is a generous 22'5" x 13'8" max, and has French doors onto the rear garden. There is also a neutrally decorated double bedroom measuring 16'1" x 8'6".

The Annex has its own low maintenance courtyard area, which benefits from good privacy and has access down the side of the property back to the garden associated with the main part of the house.

Outside

There is a hard standing area to the front, with driveway to the side which can cater for multiple vehicles. The rear garden is fully enclosed, with various raised planter boxes which are well stocked and edge an area of artificial turf.

An extended, hardstanding drive sweeps around the top section of the garden towards the 31' x 18' garage/workshop which has power and lighting.

Adjoining, is a unique and picturesque covered pavilion which makes for an excellent place for social gatherings and general entertaining, as well as admiring the mature lawned area of the garden.





Services

The property has oil fired central heating.

Mains drainage and water are connected.

Situation

High Gables is located in the village of Yaxham which is located just a couple of miles from the market town of Dereham.

The village offers a village hall/social club, 'Yaxham Waters' holiday lodge park and has the Mid Norfolk heritage railway line running through the village.

Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants.

There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

Directions

To find the property from Dereham, head to out of the town along Yaxham Road and proceed past 'Roys' supermarket and over the railway line. At the next roundabout take the third exit following signs for Wymondham (B1135). Continue for approximately 1.5 miles passing through the village of Yaxham. Proceed for approximately 1.2 miles, entering Clint Green where the property will be found on the right hand side.



Useful Information (where is the nearest?)

Doctors – Theatre Royal Surgery (3.7 miles)

Dentist – Bupa Dental Care (4.2 miles)

Hospital – Norfolk & Norwich University Hospital (12 miles)

Primary school – Yaxham Primary School (0.2 miles)

Secondary school – Neatherd High School (3.5 miles)

Train station – Wymondham (11.4 miles) or Norwich (19.4 miles)

Airport – Norwich International Airport (16 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is FPD220113.

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Approximate total area⁽¹⁾

1619.69 ft²

150.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

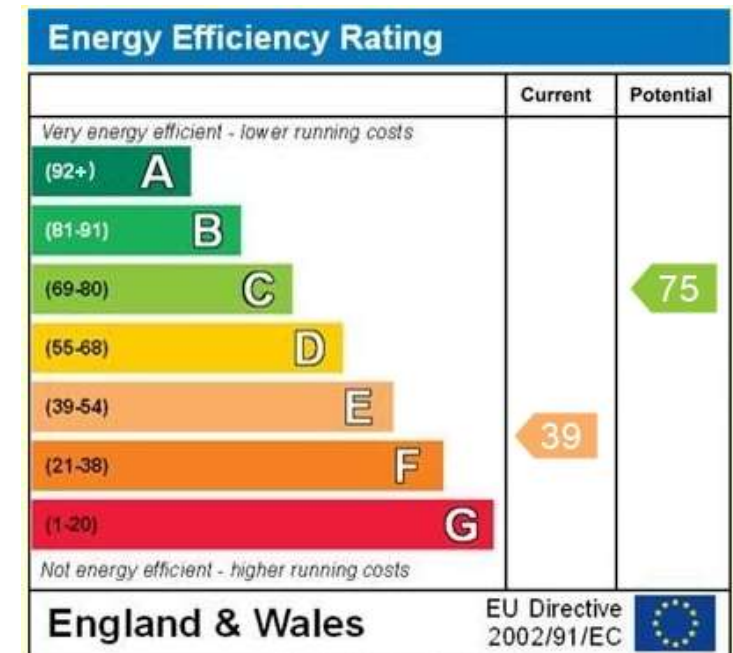
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0548-2056-7224-3845-5950>



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