



THE STORY OF

Gable Cottage

Wendling, Norfolk

SOWERBYS



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Gable Cottage

Wendling, Norfolk
POSTCODE

End-of-Terrace Cottage in the Village of Wendling

Just a Five-Minute Drive from Dereham

Convenient Access to the A47

Substantial Plot Featuring a Generous
90 Ft. x 45 Ft. Garden

Private Driveway Accommodating Four Vehicles

Dedicated Fruit and Vegetable Garden
at the Front of the Property

Versatile Brick-Built Studio/Workshop
with Power and Lighting

Practical Boot Room Leading into a
Modernised Kitchen with a Skylight

Cosy Sitting Room with a Wood-Burning Stove

Principal Bedroom with Original Keyhole
Fireplace and Two Additional Single Bedrooms

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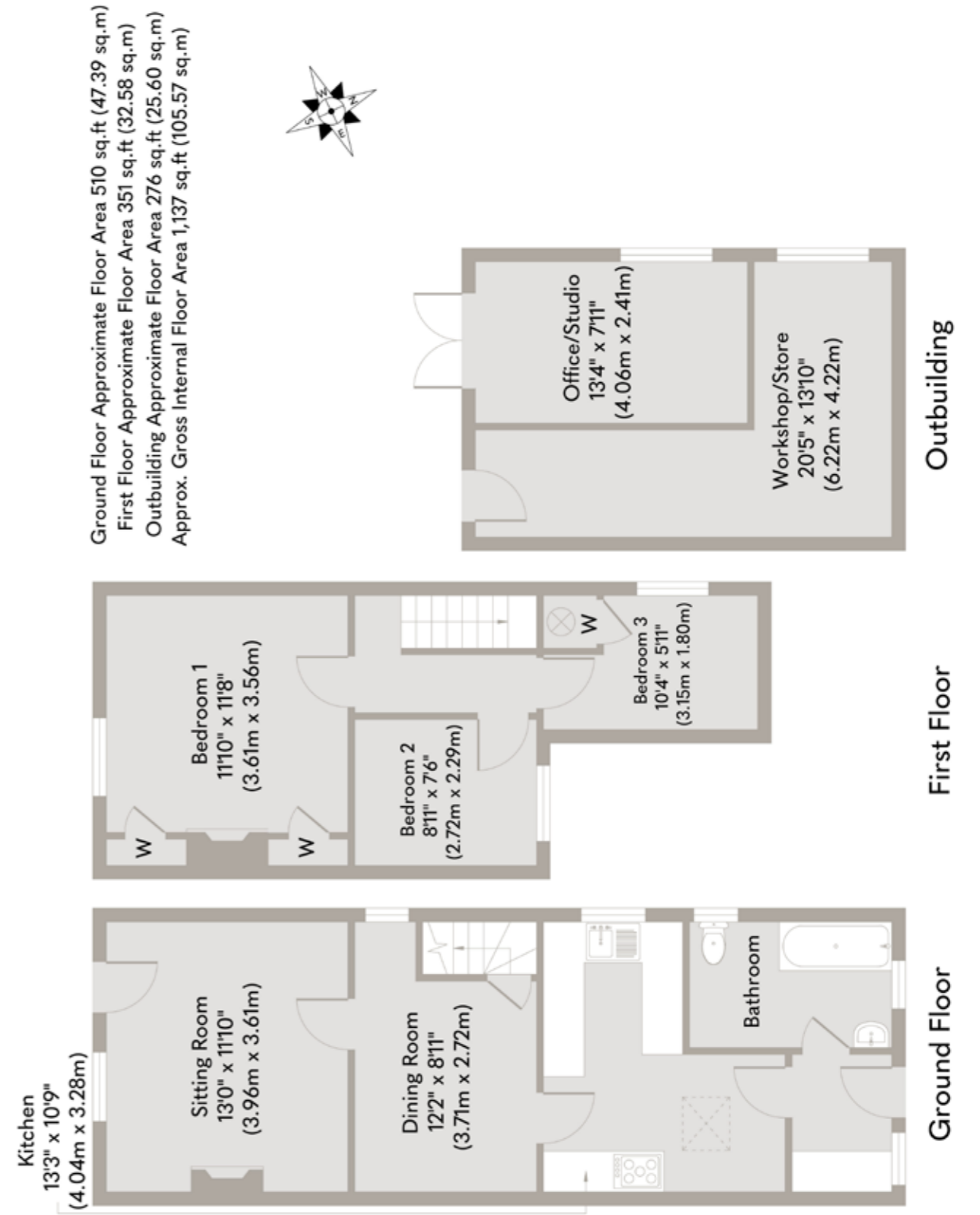
Presenting an enchanting cottage located in the village of Wendling, this distinctive home is just a five-minute drive from Dereham's market town and offers easy access to the A47.

One of the property's most appealing features is the adaptable brick-built studio/workshop, fully equipped with power and lighting, making it ideal for a home office or additional storage. As you enter from the driveway, a convenient boot room welcomes you, leading into a modernised kitchen and a recently refurbished bathroom. The L-shaped kitchen is bright and functional, featuring ample storage, space for various appliances, and plumbing for a washing machine and tumble dryer, all under a newly installed skylight. The kitchen flows seamlessly into the dining area, which provides access to the first-floor stairs and the inviting sitting room. The sitting room, with its cosy wood-burning stove and stable door opening to the garden, creates a warm and welcoming atmosphere.

Upstairs, the landing connects three bedrooms. The principal bedroom is spacious and features an original keyhole fireplace with built-in wardrobes. The two additional bedrooms are comfortable single rooms, with the smaller room offering charming views over the neighbouring paddocks. The ground floor bathroom, serving all bedrooms, includes a panel-sided bath with a tiled surround, a hand basin with a vanity unit, a heated towel rail, and a WC.

Situated at the end of a terrace of traditional cottages, the property's original front garden has been thoughtfully relocated to the rear. To the front a well-tended vegetable patch, herb garden, and an array of fruit trees. Access to the property is via an unmade road alongside the cottage, leading to a gated shingle driveway that can accommodate multiple vehicles. Adjacent to the driveway is a meticulously maintained lawn, complemented by the versatile studio/workshop.





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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Wendling

TRANQUILLITY AND CHARM IN THE HEART OF NORFOLK

Wendling, nestled in the picturesque Norfolk countryside, offers a tranquil retreat with its idyllic rural charm and historical roots. Situated just a short distance from Longham and Dereham, Wendling enjoys a strategic location that combines the serenity of countryside living with convenient access to nearby amenities.

The village itself is characterised by its quaint cottages and traditional architecture, reflecting its rich agricultural heritage. Rolling fields and meadows surround Wendling, providing a scenic backdrop for leisurely walks and outdoor activities. The pace of life here is unhurried, making it an ideal destination for those seeking a peaceful escape from city bustle.

Proximity to Longham enhances Wendling's appeal, as it allows residents and visitors alike to explore additional amenities and services without traveling far. Longham's community spirit and local businesses complement Wendling's rural ambiance, offering opportunities for social interaction and shopping.

Meanwhile, Dereham, a larger town in the vicinity, provides broader amenities including supermarkets, healthcare facilities, and educational institutions. Its proximity ensures that residents of Wendling have access to essential services while still enjoying the tranquillity of village life.

In essence, Wendling, Norfolk, embodies the essence of rural Norfolk living, with its scenic landscapes, historical charm, and convenient proximity to neighbouring villages and towns like Longham and Dereham. Whether you're drawn to its peaceful atmosphere, its community spirit, or its natural beauty, Wendling promises a delightful experience for residents and visitors alike.



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0373-3036-3204-0444-5204

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: ///registers.chest.pythons

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SOWERBYS

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