



THE STORY OF

# Wayside

*Gressenhall, Norfolk*

SOWERBYS





THE STORY OF

# Wayside, 2 Bilney Road

Gressenhall, Norfolk  
NR20 4EG

Detached Property

Retains Much of its  
Original Charm

Planning Granted for an  
Open Plan Kitchen and  
Utility Room to the Rear

Two Additional Reception  
Rooms, Including a  
Spacious Living Room

Three Well-Sized  
Double Bedrooms and  
Family Bathroom

Garden Studio with  
Running Water and Power

Large Garage and  
Attached Workshop

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Discover the potential of Wayside, a home ripe for customisation to match your lifestyle perfectly.

The current owners have invested significantly in upgrading the property, featuring a sizable garage with an attached workshop and a separate garden studio. The studio, complete with utilities, offers versatile options such as additional living space, a home office, or a creative retreat.

Preserving its original charm, the home provides a blank canvas for further enhancements. Plans for a spacious open-plan kitchen with an adjoining utility room at the rear lay the groundwork for a contemporary living area. Two additional reception rooms, including a generous living room, offer flexibility for modern family needs.

Upstairs, enjoy three well-proportioned double bedrooms and a family bathroom, ensuring ample comfort and relaxation space.



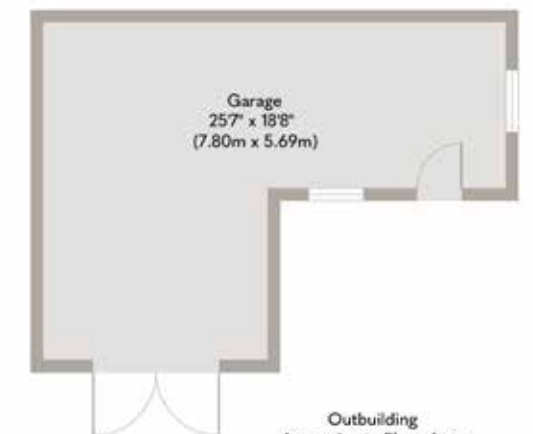




First Floor  
Approximate Floor Area  
708 sq. ft  
(65.77 sq. m)



Ground Floor  
Approximate Floor Area  
852 sq. ft  
(79.15 sq. m)



Outbuilding  
Approximate Floor Area  
615 sq. ft  
(57.13 sq. m)

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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# Gressenhall

EXPERIENCE HISTORY AND RURAL LIVING

Gressenhall is a charming village known for The Gressenhall Farm and Workhouse museum which provides a fascinating insight into rural life and the history of the workhouse system in England.

The village offers a tranquil countryside setting with charming cottages and a close-knit community atmosphere. Take a leisurely walk or bike ride along the village lanes, visit the local pub or attend community events such as fairs or farmers' markets.

Nearby you have the Dereham winmill which offers views of the surrounding countryside and insights into Norfolk's milling history, Bishop Bonner's Cottage Museum or take a scenic drive and explore the stunning Norfolk coastline, including beautiful beaches and nature reserves.

Gressenhall is accessible by car via the A47 and is approximately a twenty minute drive from Dereham.



*Note from Sowerbys*



“...original charm, the home provides a blank canvas for further enhancements.”



## SERVICES CONNECTED

Services to be confirmed.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 6435-9922-3400-0568-6296

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: ///geese.bravery.shirt

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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