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THE STORY OF

Wellesley House

North Elmham, Norfolk

SOWERBYS



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Wellesley House

North Elmham, Norfolk
NR20 5JS

Grade II Listed Building

Executive Five Bedroom Detached
Home with One Bedroom Annexe

Enchanting Countryside Aspect

Elegant Reception Space

Wealth of Character and Charm

Beautifully Landscaped Gardens

Thriving Village Location

Unrivalled Versatility Spread Across Three Floors

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Stepping through the doors of Wellesley House, you immediately feel at home. This is a place designed for living—where every space has been thoughtfully crafted to bring comfort, warmth, and a true sense of belonging. With its spacious, versatile layout, a self-contained annexe, and stunning landscaped gardens, this exceptional five bedroom home is as practical as it is beautiful.

Set beyond private gates, Wellesley House offers the best of both worlds: a peaceful retreat with all the space and flexibility needed for modern family life. At its heart is the stunning bespoke kitchen/breakfast room, where mornings begin with coffee at the central island and evenings unfold over home-cooked meals and conversation. The open-plan design flows effortlessly into the formal dining area, which opens fully onto the terrace, seamlessly blending indoor and outdoor living—perfect for entertaining on warm summer evenings. Meanwhile, the separate sitting room is a cosy haven, ideal for curling up with a book or enjoying relaxed nights in. A ground-floor study provides a quiet corner for working from home, with a convenient cloakroom nearby.

Upstairs, the principal bedroom is a true sanctuary—spacious, filled with natural light, and complete with a stylish en-suite shower room. Two further double bedrooms and a beautifully appointed family bathroom complete the first floor, while the second floor offers even more flexibility with two additional double bedrooms and another modern shower room, making it ideal for growing families, guests, or a private hideaway.

The self-contained annexe, accessible both internally and independently, is a fantastic addition brimming with original character. Featuring its own open-plan living space with a cosy wood burner, a well-equipped kitchen, and a stylish shower room, it offers endless possibilities—whether for multi-generational living, visiting guests, or as a peaceful creative retreat.





Outside, the gardens are simply breathtaking. Framed by mature trees and vibrant planting, the generous lawn is perfect for children to play, while the spacious terrace invites you to dine under the stars or savour a quiet morning coffee in the fresh air. With open countryside and parkland as the backdrop—including your very own stream—it's easy to forget how close you are to everyday amenities.

A private driveway provides ample parking and is complemented by a large, secure brick-built barn, garage, workshop, and log store, offering fantastic storage and workspace options.

Wellesley House isn't just a property—it's a place to put down roots, make memories, and truly call home.





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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North Elmham

A HISTORIC VILLAGE WITH MODERN CONVENIENCE

North Elmham is a delightful and historically rich village in central Norfolk, offering a perfect mix of rural charm, community spirit, and convenient access to nearby towns and cities. Steeped in history, the village was once the site of the Anglo-Saxon cathedral for East Anglia, and today, the fascinating ruins of North Elmham Chapel, managed by English Heritage, stand as a reminder of its past.

The village enjoys a thriving community with excellent local amenities, including a well-stocked village shop, a post office, a doctor's surgery, and a highly regarded primary school. The popular King's Head pub offers a welcoming atmosphere with hearty meals, while a local tearoom provides a cosy spot for coffee and cake. For those who enjoy the outdoors, North Elmham is surrounded by beautiful countryside, with scenic walking trails along the River Wensum and access to the renowned Norfolk countryside.

Despite its peaceful setting, North Elmham is well-connected, with the nearby market town of Dereham just a 10-minute drive away, offering a wider range of shops, supermarkets, and leisure facilities. Fakenham, known for its racecourse and bustling markets, is also within easy reach. For those commuting or seeking cultural attractions, the historic city of Norwich is around 40 minutes away, providing excellent shopping, dining, and transport links, including direct trains to London.

With its rich history, welcoming community, and idyllic surroundings, North Elmham offers a wonderful balance of village life with convenient access to the wider region, making it a highly desirable place to call home.



Note from Sowerbys



Entrance Hall

“This is a place designed for living—where every space has been thoughtfully crafted to bring comfort, warmth, and a true sense of belonging.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 2885-3042-3201-4104-4204

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: ///samplers.gestures.tribe

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The Property
Ombudsman

