



THE STORY OF

The Firs

Wendling, Norfolk

SOWERBYS



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The Firs

Hulver Street, Wendling, Norfolk
NR19 2LT

Elegant Shingle Driveway

Expansive Welcoming Hall

Opulent Sitting Room

Dining Room

Spacious Kitchen

Six Double Bedrooms

Private En-Suite Bathroom to
the Principal Bedroom

Secluded Garden Oasis

Mature Landscaped Surroundings

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Approaching this charming home, a shingle driveway guides you to a turning circle, with the possibility of an additional driveway to create a seamless in-and-out entrance.

Upon crossing the threshold, an expansive and welcoming hallway unfolds, stretching gracefully to the rear of the residence. To the right, an opulent sitting room awaits with an open fireplace as the centrepiece creating a warm space that is popular with guests and family alike. The room is also adorned with double doors leading to the garden room, currently serving as an elegant dining space, with enchanting vistas of the meticulously landscaped garden. Adjacent to this, a generously sized kitchen beckons, providing ample room for a dining area, whilst a discreet snug, opposite the kitchen has substantial bookshelves, serves as a delightful sanctuary or games room. Completing the ground floor is a laundry room and a cloakroom with WC and handbasin.

Ascending to the upper level reveals four well-appointed double bedrooms, with the primary suite dominating the front of the house with its impressive width. The primary bedroom has a beautiful cast iron open fireplace and boasts the luxury of a private en-suite bathroom, complemented by two additional family bathrooms, enhancing the comfort and convenience of this level.

The third floor unveils two additional bedrooms, rounding out the impressive array of living spaces within this distinguished residence.



Outside, the mature front garden is planted with an abundance of fruit trees, including apples, pears, plums and cherries. To the rear a vast garden unfolds, surrounded by a mature hedge that establishes a sense of privacy and exclusivity. Currently featuring an expansive lawn, the garden is artfully adorned with a variety of mature shrubs and trees, creating a tranquil haven that perfectly complements the elegance of this distinguished estate. The property is currently a very successful holiday rental and could be sold as an ongoing concern, with figures available on request.



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.



Note from Sowerbys



“Mature landscaping has created a tranquil haven, establishing a sense of privacy and exclusivity...”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 9300-2451-5320-2297-1361

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: ///embellish.voters.soil

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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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