

**WOODMANS LODGE, 38 THE STREET, ASHWELLTHORPE NR16 1HD
BY ONLINE AUCTION ON 21st May 2025**



Guide Price £450,000

DESCRIPTION

Woodmans Lodge is a four-bedroom detached house with annexe accommodation and a wealth of character features including exposed beams, exposed solid brick and open fireplaces. Accessed via a private horseshoe driveway, the property is situated within its own curtilage set back from the highway with single cartlodge style carport and two single garages. The main house comprises four bedrooms, bathroom, central hallway, three reception rooms, kitchen, utility room and WC. The annexe accommodation includes one bedroom, kitchen, bathroom and reception room. The Lodge Flat is accessed either via a separate private access from the driveway or through an adjoining door from the main dwelling. The property sits a total curtilage of 0.67acres (0.27hectares).

LOCATION

Woodmans Lodge is situated in the village of Ashwellthorpe approximately 3 miles from the market town of Wymondham. Wymondham has an excellent range of facilities including a Morrisons and Waitrose supermarket, doctors' surgery, library and many individual pubs, eateries and independent shops. The town also benefits from primary schools, high school and a railway station with regular services to Norwich, Cambridge and London Liverpool Street (via Cambridge).

DIRECTIONS

From the town of Wymondham, take Silfield Road East for approximately 2.6 miles, continue onto Wymondham Road for 0.3 miles, continue onto The Street for 0.2 miles and Woodmans Lodge will be found on right.

SERVICES

Mains electricity
Mains water
Mains drainage

TENURE

Freehold

Contact our Property Auctions team on:

T: 01502 470427 **E:** propertyauctions@durrants.com **W:** durrants.com

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LOCAL AUTHORITY

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

Tel: 03456 066067

AGENTS NOTE

The land to the south of the property is sold subject to an overage agreement. The details of the overage and a copy of the draft overage agreement are available in the legal pack.

SERVICES

Mains electricity.

Mains water.

Mains drainage.

TENURE

Freehold

LOCAL AUTHORITIES

South Norfolk Council

South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE.

Tel: 01508 533701

SOLICITORS

Josh Dunstone

Spire Solicitors LLP

5-7 Church Street

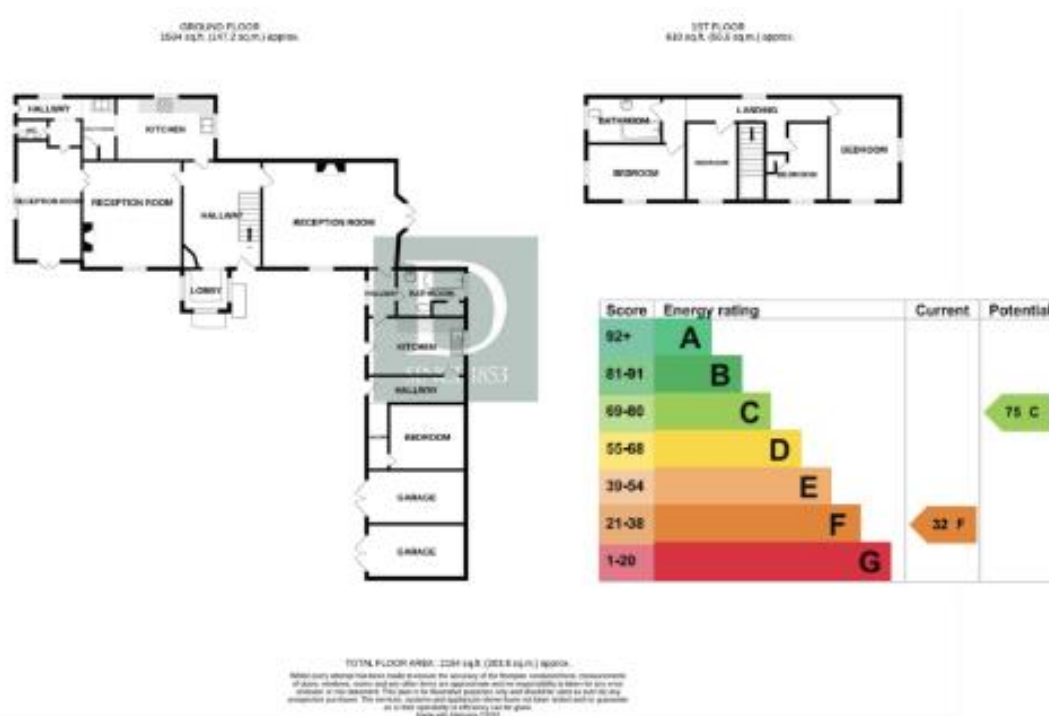
Wymondham

Norfolk

NR18 0PP.

Tel: 01953713681 / 01953601268

E-mail: josh.dunstone@spiresolicitors.co.uk



VIEWINGS

Viewing is strictly by arrangement with the vendors agent Durrants, please call 01379 646602.

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