



Guildhall Gardens,  
Dereham

**SOWERBYS**

The earliest parts of this property are thought to date back to the 1500s, when it was the Guildhall for St. Withburga. Shortly after 1548 the guild was dissolved, and the property was converted into one large mansion for a wealthy local family. Over the centuries the property has been significantly altered and extended, with the last significant alteration taking place recently when the property was converted from a large mansion house into four stylish, contemporary homes which have elements of charm and grace that you would expect to find in a property of this age.

Entering the property from the rear we arrive into a warm and welcoming hallway, off which the kitchen/dining room stems. A great size room, the kitchen units wrap around the entirety of the space, leaving plenty of room to cook up a storm. With room enough in the middle for a large table, it's very sociable.

Walking through the kitchen and back in the hallway, to the left is a doorway into the utility room with a separate downstairs WC and another door to the rear courtyard.

The large reception room, packed full of character and personality, is used as a sitting room. This is quite an unusual way to use a room but with large south facing glass windows this room could be used for all manner of purposes.

Continuing through the property we step into one of the most peaceful and tranquil rooms in the entire house, and thanks to the Georgian additions there are two large south facing windows which allow plenty of natural light to flood the room. However, with the open fire roaring in one end of the room and the shutters pulled, this a space for all seasons and a great place to retire to after one has eaten their fill and danced until their feet hurt.

One last room to mention on the ground floor, which comes off the previously mentioned reception room is the snug. Hidden at the back of the property this room is ripe to be converted into a fully fledged cinema room. However, in the past this has been used as extra sleeping accommodation when all the friends and family descend.

Upstairs and on the first floor are three double bedrooms, one of which is currently used as a home office. The grandest of the three rooms has to be the primary bedroom, with its south facing double height windows and exposed beams. Completed by a modern en-suite shower room, this room is something special.

This floor also includes a family bathroom with claw foot bath, perfect to indulge and relax at the end of a busy week. Finally, on the top floor is a large guest bedroom with an equally large en-suite for those special guests that deserve an entire floor to themselves.

Outside, and to the front is a good sized south facing garden. Largely lawned, it's surrounded by lush mature hedging. To the rear is a private paved walled courtyard garden, which includes storage space for all the gardening essentials needed to look after a fine garden. From here, a gate leads to two parking spaces.

### **DEREHAM**

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.

### **AGENTS NOTE**

Unfurnished.

Available now.

Pets by negotiation.

Gas central heating.

12 month initial tenancy.

### **COUNCIL TAX**

Band F.

### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

### **LOCATION**

What3Words: [///leads-highs-apparatus](https://www.what3words.com/leads-highs-apparatus)







# 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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