



Introducing  
Abbey Farm House  
Wendling

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed into a grand entrance hall which is home to a cloakroom with a wash basin and WC leading to the sprawling ground floor accommodation.

Featuring a wealth of both cupboard and worktop units, the country style fitted kitchen is perfect for those looking to display their culinary skills. The kitchen has space for an electric cooker, fridge freezer and a dishwasher. A separate utility room offers further worktop units and a space for a washing machine.

Flooded in natural light, the formal sitting room boasts versatile dimensions for all desired furnishings. Featuring an operational fireplace, the sitting room is complete with French doors leading to a private patio, which captures an enchanting countryside aspect. The reception space is extended further in the form of a snug, ideal for relaxing at all times of the day.

Completing the ground floor accommodation is a third versatile reception room which has the potential to be utilised as an office/study, a home gym or a games room.

Stairs in the entrance hall lead to the 1st floor bedroom and bathroom accommodation.

The principal bedroom at Abbey Farm House is an extensive double room benefitting from an en-suite comprising a walk in shower, bath tub, wash basin, WC and a heated towel rail in addition to a walk in dressing room. The principal bedroom enjoys an uninterrupted countryside aspect which provides the utmost tranquillity throughout all seasons.

Both the second and third bedrooms are generous double rooms allowing for traditional furnishings. Complimenting the bedrooms, the family bathroom comprises a shower, bath tub, WB and neighbouring WC.

Externally, the property is approached via a private gated gravel driveway providing parking for up to eight vehicles. The extensive surrounding gardens feature low maintenance

lawns, a vegetable patch, a generous patio and a wealth of mature shrubbery. The gardens are complimented by a neighbouring river which sets an unrivalled peaceful feeling. Available now on an initial 12 month tenancy.

### WENDLING

Wendling, set in the picturesque Norfolk countryside, offers a peaceful retreat with its rural charm and historical character. Surrounded by rolling fields and meadows, the village is ideal for leisurely walks and outdoor pursuits, with traditional cottages reflecting its agricultural heritage.

Its location strikes a balance between tranquillity and convenience, lying close to Longham for local amenities and community spirit, and just a short distance from Dereham, which provides supermarkets, healthcare, and schools.

Blending scenic landscapes, a welcoming atmosphere, and easy access to nearby towns, Wendling captures the essence of rural Norfolk living for both residents and visitors.

### AGENT'S NOTES

Unfurnished  
Available Now  
Oil Central Heating  
Pets By Negotiation  
12 Month Initial Tenancy

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

To be confirmed. 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: [:///cadet.became.mango](#)







# 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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