



Introducing
The Stalland, Deopham

SOWERBYS

Upon arrival, prospective tenants are welcomed into a spacious entrance hall that leads to the expansive ground floor accommodation.

At the heart of the home lies a traditional country-style kitchen, complete with a wealth of cupboard and worktop space—perfect for those eager to showcase their culinary skills. The kitchen comes equipped with an electric cooker, under-counter fridge, and dishwasher, while still allowing room for a fridge-freezer. Adjoining the kitchen, a practical utility room offers plumbing for both a washing machine and a tumble dryer.

Bathed in natural light, the inviting sitting room features an operational fireplace, creating the perfect setting for cosy evenings during the Autumn months. The reception space extends into a generous dining room, ideal for entertaining and everyday living alike.

For those working remotely, the property includes a dedicated office/study overlooking the private enclosed garden. Completing the ground floor is a convenient cloakroom fitted with a walk-in shower, wash basin, and WC.

A staircase from the entrance hall leads to the first-floor bedroom and bathroom accommodation.

The principal bedroom is a spacious double room with ample space for furnishings, while the remaining four bedrooms are also generous doubles, offering flexibility for family living or guest accommodation. The contemporary family bathroom includes a shower, bathtub, wash basin, and WC.

Externally, the farmhouse is approached via a private gated gravel driveway with parking for up to five vehicles. The beautifully landscaped, enclosed gardens feature low-maintenance lawns, a generous patio, a raised decking area, and an abundance of mature shrubs and planting.

WYMONDHAM

Set amidst the gentle rolling countryside of South Norfolk, Wymondham is a picturesque and historic market town with a strong sense of community and a reputation as one of the county's most desirable places to live. At its heart lies the magnificent Wymondham Abbey, an iconic 12th century landmark with beautiful surroundings and a rich ecclesiastical history that gives the town much of its charm.

Wymondham's vibrant town centre is home to an array of independent boutiques, traditional pubs, and cafés, with the popular Kett's Books and The Lemon Tree Café offering local flavour and friendly service. The town hosts a bustling weekly market and enjoys regular events including the Wymondham Music Festival and various heritage days celebrating the area's fascinating past.

For families and outdoor enthusiasts, there are lovely green spaces and walks along the Tiffey Valley, while nearby attractions include the Mid-Norfolk Railway, offering heritage steam train journeys through the countryside to Dereham, and Wymondham Heritage Museum, located in the town's historic Bridewell building.

Commuters are well served by Wymondham railway station, with direct connections to Norwich, Cambridge, and London. The A11 is also easily accessible, making road travel across the region convenient.

With highly regarded schools such as Wymondham College and Wymondham High Academy, along with the proximity to the cultural and retail offerings of Norwich – just 9 miles away – Wymondham offers the perfect blend of rural tranquillity and modern living.

AGENT'S NOTE

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

COUNCIL TAX

Band D.

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: ///spots.attaching.smiled



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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