



Rightup Lane, Wymondham - NR18 9NB

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Rightup Lane

Wymondham

Enjoying a generous and PRIVATE SETTING, this DETACHED FAMILY HOME boasts a VERSATILE and generous living space alongside a wealth of potential both inside and out. The main house dates from 1825, expanded over its history currently has a combined space to over 2600 Sq. Ft (stms). Including a garage and separate barn/workshop building. In total, FOUR RECEPTION ROOMS include a 19x19' SITTING ROOM, family room, study/home office/guest room and GARDEN ROOM overlooking the secluded REAR GARDEN. Triple aspect KITCHEN to the front of the home and cloakroom leading to ground floor WC. From the central landing on the first floor a total of FIVE BEDROOMS are on offer all having use of the FOUR PIECE FAMILY BATHROOM and EN-SUITE to the main room. A gated entrance leads to the SWEEPING DRIVEWAY giving ample OFF ROAD PARKING while an open lawn frontage presents great potential with a garden wrapping around the home. An oversized GARAGE joined to the side of the home and SEPARATE 39' GARAGE/WORKSHOP ideal for a multitude of potential uses.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

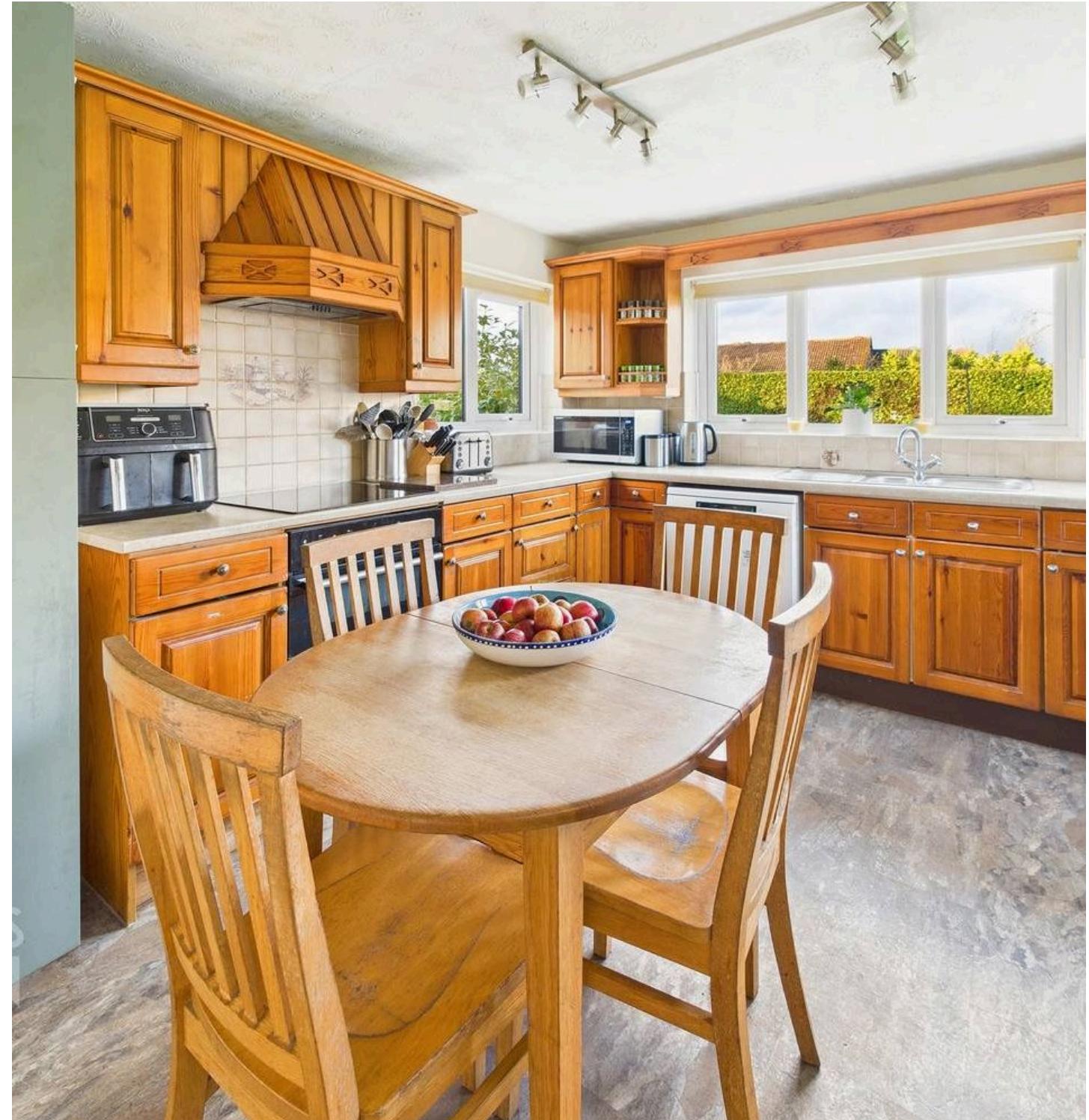


- Detached Family Home
- Impressive Plot Measuring Approx. 0.31 Acres (stms)
- 2670 Sq. Ft Of Accommodation Including Garage & Workshop (stms)
- Four Reception Rooms
- Five First Floor Bedrooms
- Four Piece Family Bathroom, En-Suite & Ground Floor WC
- Wrap Around Gardens With Large Sweeping Gated Driveway
- 39' Garage/Workshop Alongside Second Garage Joined To The Home

The property is located in the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also a well connected bus route and is close to the train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE

The property is made private from the public footpath with a selection of tall mature trees and hedge borders with a swinging five bar timber gate creating security. This opens onto a large shingle footing suitable for the parking of multiple vehicles while cleverly planted shrubs create a privacy barrier to the remainder of the front of the home.



A sizable lawn area with established hedging forms the frontage of the property offering a wealth of potential for buyers with a external timber storage shed accompanied by a 39' garage and workshop to the side of the home with further attached garage. A pathway from the driveway leading to the main porch entrance at the front of the property with additional external access via the kitchen. The rear garden can be accessed to the right of the home with second pathway leading you towards a bin store and timber gate.

THE GRAND TOUR

The main building is the original farmhouse, barn and granary, now a spacious and flexible living space. After entering via the porch, the first space to greet you is the incredibly spacious 19'x19' sitting room with dual facing aspect allowing natural light to flood the room. This area is laid with solid wood flooring and due to its large size allows for a potential choice of layout of soft furnishings with French doors taking you into the rear garden. If further living space is required on the ground floor, again due to the size of this room, a potential reconfiguration of the space could allow for further reception rooms or another bedroom if required. Through an original wooden stable door the property opens up to a carpeted area forming both the living and dining room. Again the open floor space here is conducive to potential choice of layouts or setups with the cosy portion of the home being located to the rear in the form of a red brick fireplace paired with a tiled hearth currently housing an open fire at the very rear of the property. The stairs for the first floor can be accessed whilst a hardwood garden room overlooks the private section of the rear garden laid with tiled flooring.

To the front of the property the kitchen offers a mixture of wall and base mounted storage units and due to its multi facing aspect is constantly flooded in natural light with an integrated oven and hob with extraction found above, tiled splashbacks and plumbing for further white goods or appliances. A second lobby sits just through from here granting access to both the cloakroom giving the ideal space to store coats and shoes or for entering a two piece ground floor WC. Whilst yet another dual aspect reception room currently functions as the family home office and study however could make the perfect playroom, guest room or additional storage space if needed.

From the central landing on the first floor a total of FIVE BEDROOMS are on offer all having use of the FOUR PIECE FAMILY BATHROOM and EN-SUITE to the main room. The first floor landing spans the length of the home and grants access to all five bedrooms within the property. The first two bedrooms both overlook the front of the home, Whilst each of these rooms currently house single beds, the slightly larger does benefit from built in storage and both benefit from uPVC double glazed windows with low level radiators. This primary bedroom benefiting from a dual facing aspect with a multitude of built-in storage and the added benefit of an en-suite with double-width power shower complete with heated towel rail and vanity storage. Sat just next door to the main four-piece family bathroom. This is also equipped with a double width power shower. Being incredibly well proportioned this room is more than suitable for family living with a bath, low level radiator and vanity storage.

FIND US

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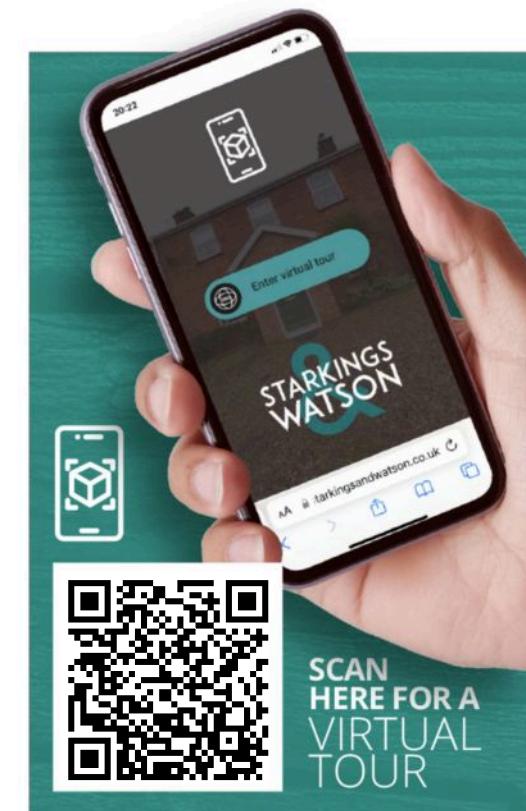
VIRTUAL TOUR

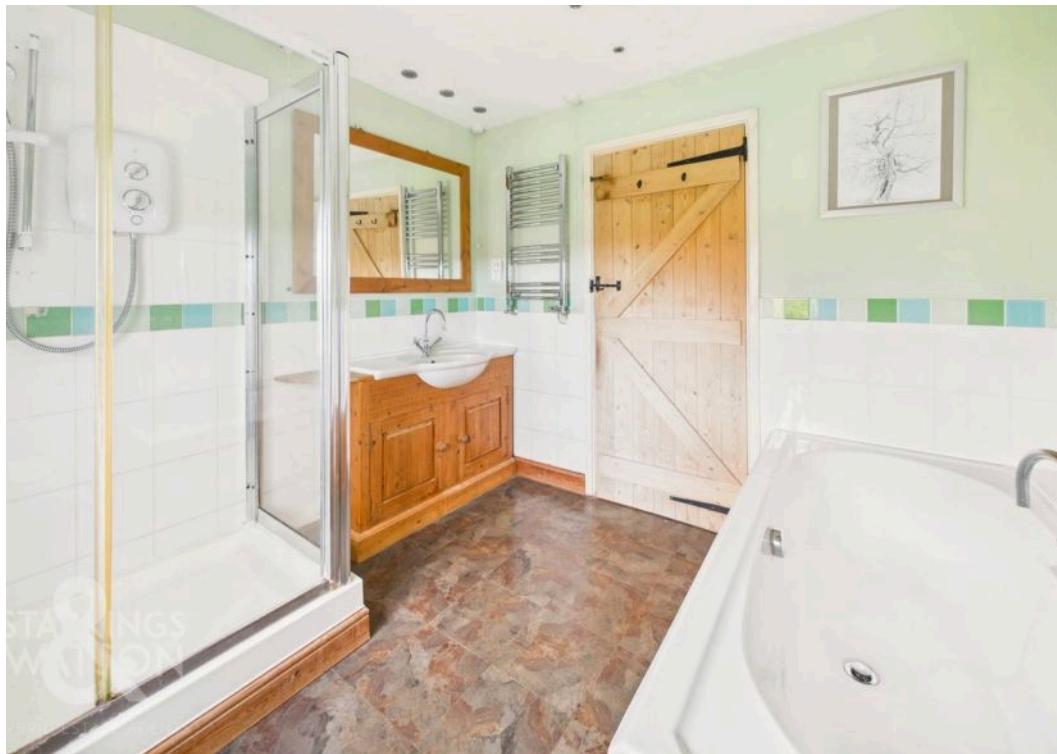
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The attached garage is of generous size and has previously had planned annex layout of bedroom, bathroom and living/kitchen rooms. The separate outbuilding, known as 'The Barn' replaced an original farm barn in the late 1970's. It now offers flexible space as a workshop, accessed via two stable doors and with double barn doors for vehicle access. It is equipped with lighting and electrical points with uPVC windows matching the main home.

The property is located close to Wymondham town centre and walking distance to the railway station and local schools.

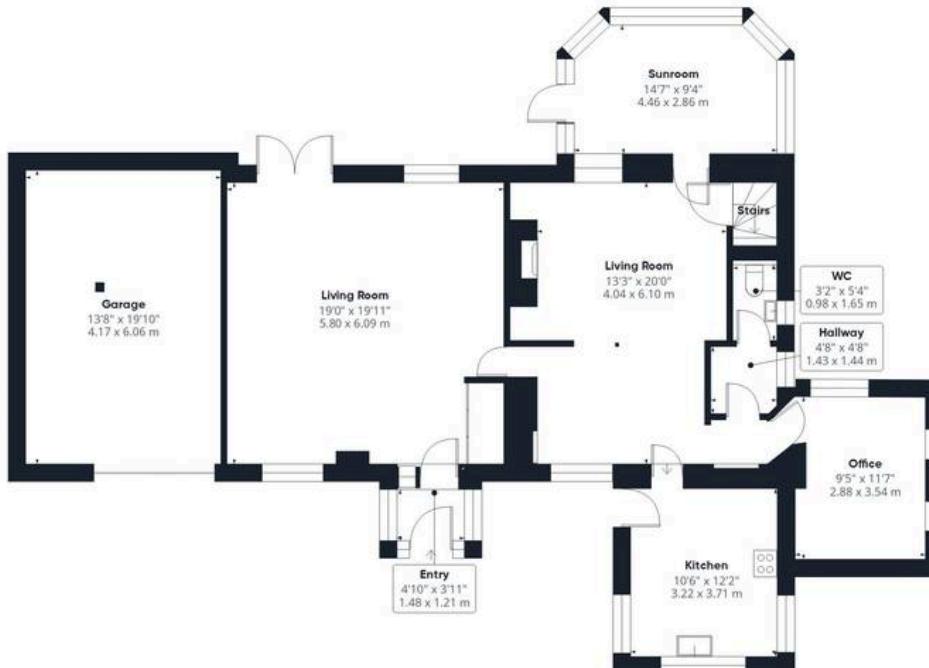






THE GREAT OUTDOORS

Externally the majority of the garden comes to the very front of home with large open lawn frontage can create a potential choice of uses whilst the rear garden offers more privacy with tall mature shrubs and hedges partnered with a predominantly lawned space. To the left hand side of the home an oversized garage sits to the very side whilst a bespoke built 39' garage and workshop offers a wealth of potential with multiple uses potentially being had depending on requirements.

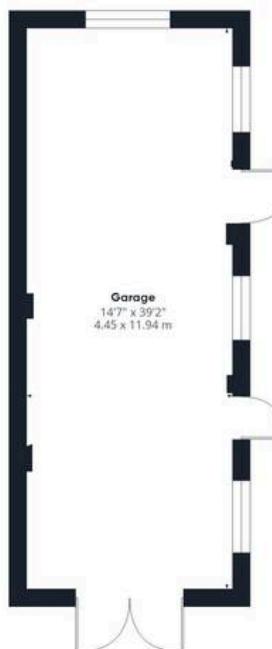


Approximate total area⁽¹⁾

2670 ft²

248 m²

Ground Floor Building 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

