



**The Old School House, Bens Lane, Wereham, King's Lynn, PE33
9FL**

welcome to

The Old School House, Bens Lane, Wereham, King's Lynn

Elegant & spacious, this impressive 4 bedroom home features a stunning triple-aspect sitting room with inglenook fireplace, a large kitchen/dining room & four double bedrooms, including a principal suite — perfect for refined family living & entertaining.



Description

An impressive & beautifully proportioned four-bedroom residence, offering generous & elegantly arranged accommodation, perfectly suited to modern family living.

At the heart of the home lies the striking sitting room, a wonderfully light & inviting space, enhanced by its triple-aspect design which allows natural light to pour in. A brick inglenook fireplace, complete with an inset wood burning stove, provides a stunning focal point, adding warmth & character to this exceptional reception area.

The ground floor continues to impress with a spacious kitchen/dining room, thoughtfully designed to create a sociable hub of the home. This space offers ample room for dining & is complemented by a separate laundry room, ensuring practicality is seamlessly integrated. A cloakroom/WC completes the ground floor.

To the first floor, the property offers four well-proportioned double bedrooms. The principal suite benefits from its own en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Location

Wereham is a small village in Norfolk, that has a rich history that dates back to the Bronze Age. The village was mentioned in the doomsday book of 1086 and has been inhabited since then. It was a thriving agricultural community in the 19th century, with many residents working on the surrounding farms. Today, Wereham is a peaceful and picturesque place to live with a strong sense of community and range of local amenities including a Public House. The village is surrounded by beautiful countryside, with plenty of opportunities for walking, cycling and horse riding. The nearby River Ouse is a popular spot for fishing & boating and there are several nature reserves in the area, including the RSPB reserve at Snettisham. For those interested in history, there are several historic sites to explore, including the ruins of Castle Acre Priory and the medieval town of Kings Lynn. Overall, Wereham is a charming and welcoming village that offers a taste of rural life in the heart of Norfolk.

Agent's Note

The Old School House is available to purchase as a whole alongside the adjoining dwelling, The Old Chapel, which is currently offered for sale separately. While both properties are presently configured as independent homes, they were previously connected via a doorway from the sun room of the Old Chapel through to the Old School House. This opening has since been bricked up, however, for those seeking a larger combined residence, there is potential to reinstate access, subject to any necessary consents.

Heating to the property is served by oil central heating. Please contact the branch for further information if required.

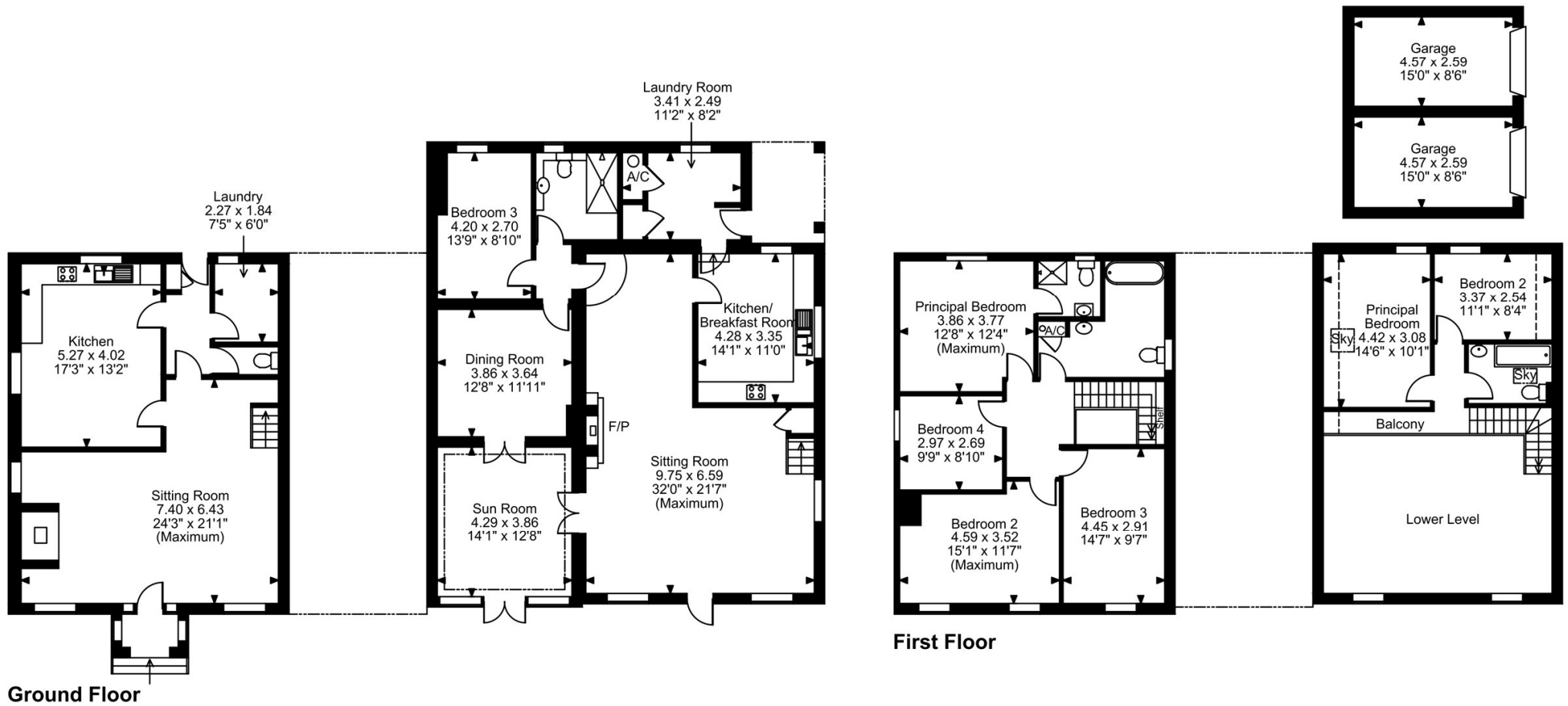
Please note the floorplan used shows both properties available.



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The Old Chapel, Bens Lane, Wereham, King's Lynn



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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The Old School House, Bens Lane, Wereham, King's Lynn

- Four bedroom character property
- Overlooking village pond
- No onward chain
- Unique Opportunity to Purchase Two Properties
- Previously run as a successful holiday let

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112785 - 0003

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