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The Old School House & The Old Chapel
Bens Lane
Wereham



A UNIQUE OFFERING OF TWO DETACHED DWELLINGS, THAT COMBINE TO OVER 3000 SQUARE FEET OF

A UNIQUE OFFERING OF TWO DETACHED DWELLINGS, THAT COMBINE TO OVER 3000 SQUARE FEET OF The Old School House & The Old Chapel, Bens Lane, Wereham, Norfolk PE33 9FL

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.

THE OLD SCHOOL HOUSE

A well-proportioned four-bedroom home with accommodation comprising: an L-shaped sitting room with a feature brick inglenook fireplace with inset wood burning stove and triple aspect allowing for plenty of natural light to enter the home. The rest of the ground floor is made up with a large kitchen/dining room, a WC and laundry room. To the first floor there are four double bedrooms. One of the bedrooms has an en-suite shower room and there is a large family bathroom.



The Old School House, Stone Lane, Wrotham, King's Lynn



THE OLD CHAPEL

A distinctive looking property full of character and charm. The sitting room is dual aspect with two feature 'chancel style' windows helping to offer plenty of natural light, in addition the vaulted ceiling assist with the feeling of space. The rest of the ground floor is made up with a sun room with a feature brick and flint wall, a dining



room, bedroom bathroom, kitchen/breakfast room and a laundry room. To the first floor a galleried landing has access to two bedrooms and a family bathroom. A double garage if offered to the rear of the home.

AGENTS NOTE

The properties are currently two separate dwellings. However, in the past there has been access from the sun room in the Old Chapel through to the Old School House. The doorway has since been bricked up. For anyone wishing to open that up again, the option is available.

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£775,000

A unique offering of two detached dwellings, that combine to over 3000 square feet of accommodation. Located in a beautiful spot overlooking a large pond in the popular Norfolk village of Wereham. The Old School House is a detached property with four bedrooms, two bathrooms, a ground floor WC and ample living space.

The Old Chapel is offers three bedrooms, three reception rooms and two bathrooms. These are ideal properties for anyone looking for multi-generational living or those seeking an income streaming property. The Old School House is currently used a popular holiday rental. For further details of the income potential please contact the office.



EPC Rating: E
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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