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Vicarage House
Church Road
Wereham



A SUPERB THREE STOREY FIVE-BEDROOM GRADE II LISTED VILLAGE HOUSE WITH GENEROUS GARDEN AND PARKING

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Vicarage House, Church Road, Wereham, PE33 9AP

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HALL

With double doors from the front aspect. A further set of double doors open to the snug/reception hall.

SNUG/RECEPTION HALL

A lovely bright room, with large window and half-glazed door opening to the rear aspect on a sun terrace. A fireplace houses a wood burning stove on a hearth with wooden mantle over. Attractive wooden flooring. Door to lobby with the stairs to the first floor.

SITTING ROOM

This well-proportioned room, with high ceilings, has windows to two aspects and a second fireplace with woodburning stove and mantle over.

DINING ROOM

Another double aspect room, again with a half-glazed door opening out to an enclosed terrace. This room features attractive wooden flooring and an exposed ceiling beam. Steps down lead to the cellar, which offers storage or workspace, and is currently used as a gym.

KITCHEN

A well laid out, modern, kitchen fitted with an excellent range of base cupboard and drawer units with stone worksurfaces over, inset sink unit and attractive tiling to the wall. To the opposite wall more excellent storage with a range of larder units while a central island, with power, offers more workspace. Appliances within the kitchen include fitted hob with extractor over, twin ovens, microwave, warming drawer, dishwasher and wine fridge. An exposed central ceiling beam provides character to this room which also houses the boiler cupboard.







UTILITY ROOM

A good size utility room with door out to the garden.

CLOAKROOM

This cloakroom offers plenty of space for shoes and coat hanging while housing a wc and hand wash basin.



LANDING

With window to the rear aspect offering a view of the garden. Stairs, with storage under, lead to the second floor.

BEDROOM 1

A fantastic principal bedroom with windows to both aspects, and two deep wardrobes/storage cupboards. Access to loft



BEDROOM 2

Another double bedroom with fitted wardrobes and shelving to one wall.

BEDROOM 3

A third double bedroom with window to the front aspect.

BATHROOM

This large bathroom is fitted with a freestanding bath with chrome mixer taps and shower attachment, oversize shower cubicle having overhead rainwater shower and handheld shower, high flush wc and hand wash basin. Fitted storage and heated towel rail/radiator.

SECOND FLOOR LANDING

This floor is currently being used as a loft apartment with the fifth bedroom utilized as a sitting room.

BEDROOM 4

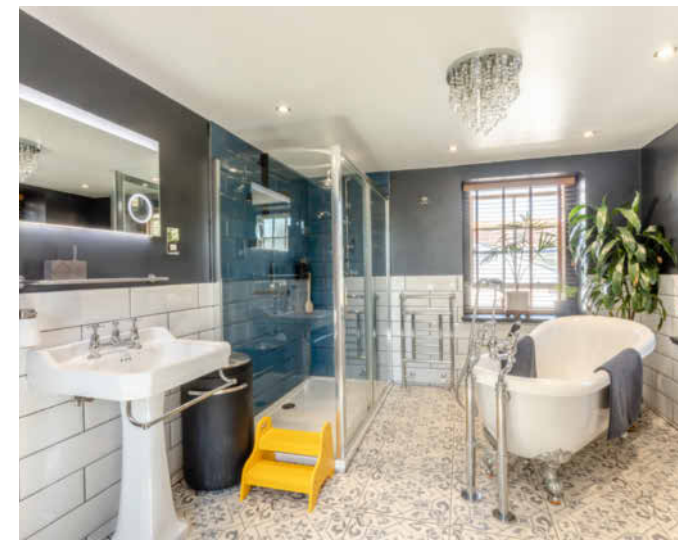
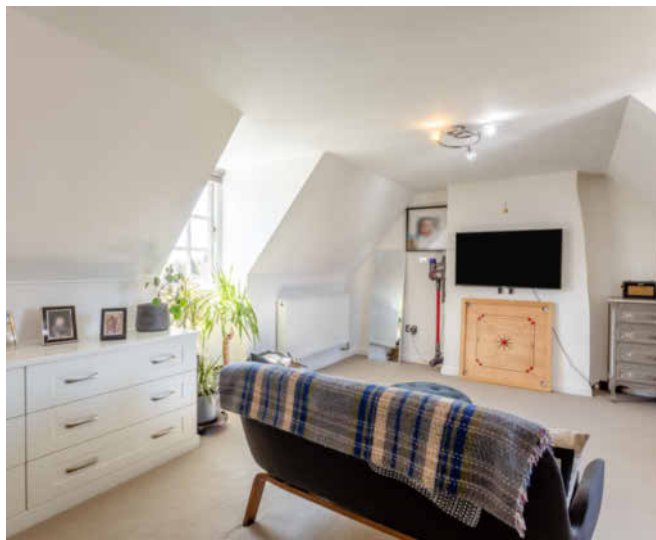
A lovely room with partially vaulted ceiling and exposed beams. Fitted storage.

SHOWER ROOM

With shower in cubicle, wc and hand wash basin.

BEDROOM 5

A spacious room with a range of fitted wardrobes and drawers.





EXTERNAL

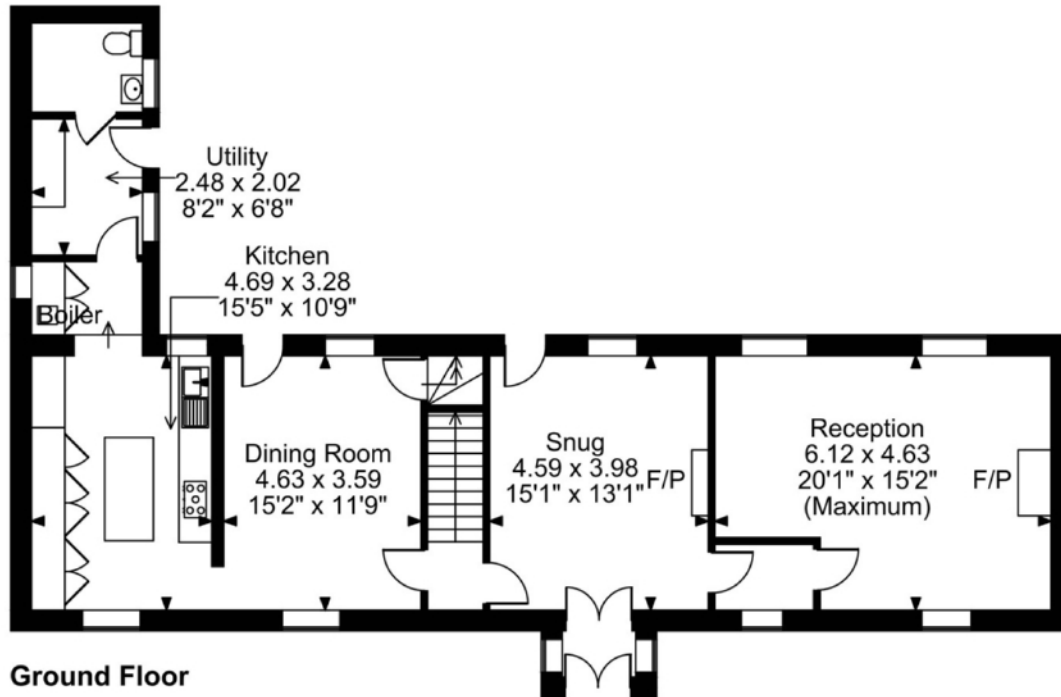
The beautiful garden lies to the rear, southern aspect of the property, with a lovely sandstone sun terrace adjoining the house with door from the snug/reception hall. A second terrace enclosed by a tall brick and flint wall has a gate to the garden and doors from the dining and utility rooms. Alongside this area is a useful workshop and wood store. The main area is laid to wide areas of lawn bordered



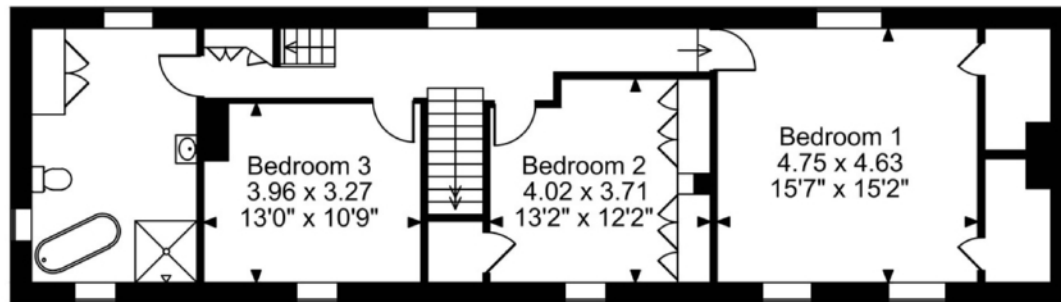
by well planted borders and partially divided by a large central bed housing a mature bed with impressive yew tree and walkways. Beyond this is a further area of lawn and raised decked area providing another pleasant seating area. Gravelled paths meander through this delightful garden. There is gated access at the foot of the garden to a wide gravelled parking area with power and water supply. This parking area offers off road parking for several vehicles and is accessed over a right of way from Church Road.



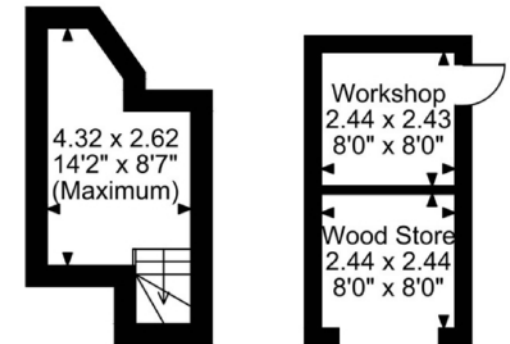
Vicarage House, Church Road, Wereham, King's Lynn, Norfolk



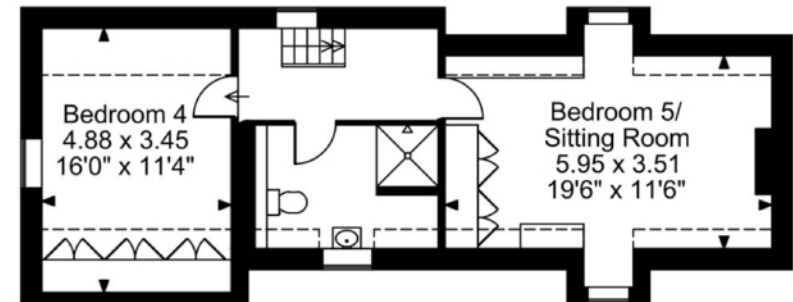
Ground Floor



First Floor



Cellar



Second Floor

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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This delightful Grade II Listed property, is understood to date from the mid eighteenth century, and stands centrally within the village of Wereham with south facing garden and plenty of off-road parking. The accommodation is spread over three storeys, with the ground floor offering three reception rooms, along with a contemporary kitchen and utility, the first floor has three bedrooms and stylish bathroom. The second floor which is currently being used as a loft apartment and offers two further bedrooms and a shower room. Externally the south facing garden includes two terraces, areas of lawn, mature planting. The garden is enclosed by attractive brick and flint walls. The property is presented in excellent condition throughout and offers a rare opportunity to purchase a period home with a stylish, contemporary interior.

Wereham is a small village in Norfolk, which has a rich history that dates back to the Bronze Age. It 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. For those interested in history, there are several historic sites to explore, including the ruins of Castle Acre Priory. Overall, Wereham is a charming and welcoming village that offers a taste of rural life in the heart of Norfolk. The nearby market town of Downham market benefits from a weekly market, award winning bakery, independent shops as well as a direct trainline to Cambridge and London, Kings Cross.

EPC Rating: EXEMPT

Council Tax Band: F

Tenure: Freehold

