



Riverside House, The Street,
Wramplingham

NR18 0RU

Offers in the Region of £600,000 - £625,000

twgaze





- Georgian property with potential for equestrian use
- 1.97 ac gated field with separate road access
- Detached garage/workshop with two adjoining stables
- Spacious, stylish kitchen/breakfast room with AGA and pantry store
- Sitting Room with prominent feature fireplace
- Living Room with wood burning stove and study area
- Tastefully decorated and presented throughout
- Principle bedroom with dressing area and en-suite shower room
- Popular village just a few miles from Wymondham
- Approximately 8 miles from Norwich

Location

Riverside House is found along The Street in the pretty South Norfolk village of Wramplingham, surrounded by an attractive rural landscape yet just three miles from the well-served market town of Wymondham. Wymondham offers an excellent range of everyday amenities, with a good selection of independent shops, businesses, cafés, pubs and restaurants, together with Waitrose and Lidl supermarkets. The town itself has plenty of historic character, centred around its impressive Abbey and attractive architecture, with a number of pleasant walks both within the town and through the surrounding countryside.



For those travelling further afield, Wymondham is particularly well connected. The A11 provides convenient access north towards Norwich and south towards Cambridge and beyond, while the railway station offers regular services to Norwich, Cambridge and connections towards London. A number of local bus routes also serve the town and surrounding villages. The area is well placed for schooling, with primary and secondary education available in Wymondham, while the highly regarded Wymondham College is situated a few miles to the south.

The Property

An elegant Georgian family home which achieves an excellent balance between period character and modern-day living. Traditional reception rooms sit comfortably alongside more sociable spaces, including the tasteful kitchen/breakfast room with its AGA, generous worktop and preparation areas, ample space for dining and a useful pantry store. The house has a wonderfully light feel throughout, with carefully considered décor complementing the proportions, architectural details and character associated with a home of this period. Adjoining the kitchen is a practical boot room/utility and ground floor shower room, particularly useful when returning from the garden or a day spent outdoors. A central hallway and staircase lead to the first floor landing, from which doors open to three well-proportioned double bedrooms, two retaining attractive feature fireplaces. The principal bedroom is particularly impressive, combining the proportions and character of the Georgian house with features more commonly associated with a modern home. A cleverly screened dressing and wardrobe area provides excellent storage and leads through to a stylish en-suite shower room, creating a comfortable and well-considered principal suite.

Outside

To the front of the property is a generous gravel driveway providing parking for a number of vehicles, continuing alongside the garage/workshop towards the stable block. The garage/workshop is a particularly useful space, with double doors, concrete flooring, workbenches and the added benefit of a wood-burner, making it a practical working environment even during the colder months. Adjoining are two stables which, together with the field, provide excellent scope for those with equestrian interests, while equally offering useful storage or flexibility for a variety of other purposes. Beyond the stables, the gardens open out into an attractive expanse of lawn, complemented by established planting and landscaping. A particular focal point is the long pergola which draws the eye down the garden, while mature hedging and a variety of trees provide screening and a pleasing sense of enclosure along

the boundaries. A separate track from the roadside provides independent gated access to the field, which extends to approximately 1.97 acres of grassland. Together with the stables and established gardens, this creates a particularly appealing outside setting with plenty of scope for equestrian, recreational or lifestyle use

Services

Mains electricity and water are connected. Private treatment plant. Oil fired central heating.

How to get there

What3words: option.outboard.shrimp

Viewing

By appointment with TW Gaze

Agents note

Some of the imagery used has been assisted by AI

Freehold

Council Tax: C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

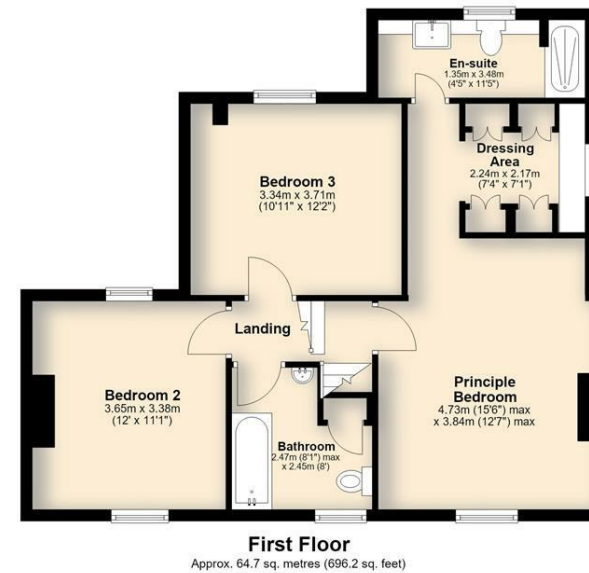
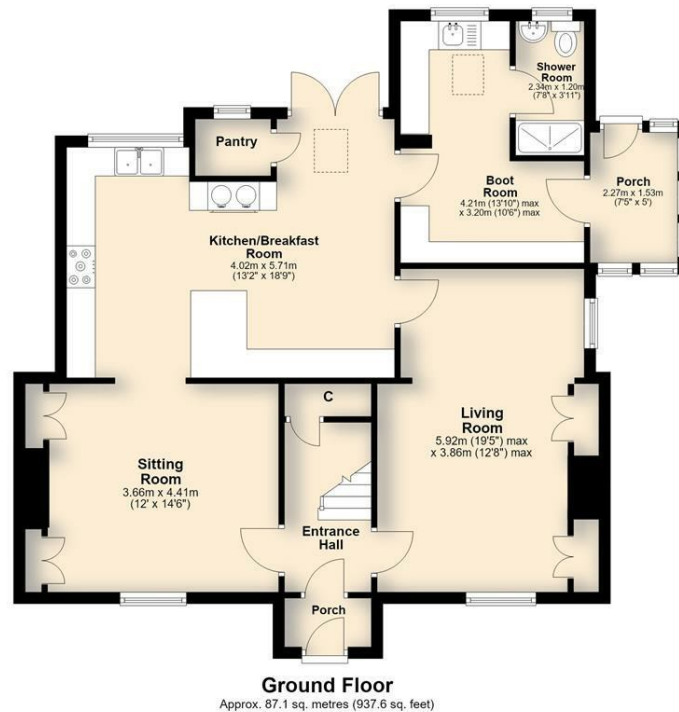
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Total area: approx. 151.8 sq. metres (1633.8 sq. feet)

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1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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