



OLD
VICARAGE
HOUSE

THE STORY OF
Vicarage House
Wereham, Norfolk

SOWERBYS



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Vicarage House

Church Road, Wereham, King's Lynn, Norfolk
PE33 9AP

Grade II Listed Detached Period Home

Believed to Date from the Mid-18th Century

Five Bedrooms Over Three Floors

Three Generous Reception Rooms

Bespoke Kitchen with Central Island

Utility Room, Boot Room and WC

Approx. 1/3 Acre Plot (STMS)

Enclosed Courtyard and Landscaped Gardens

Off-Road Parking for Multiple Vehicles

Workshop, Wood Store and Cellar

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There are homes that impress because of their history, and others because of the way they have evolved to meet the needs of modern family life. This exceptional Grade II Listed residence achieves both with remarkable ease. Believed to have originated as two cottages in the mid-18th century, it has been sensitively united and beautifully restored to create a remarkable home where centuries-old character has been thoughtfully balanced with contemporary comfort, resulting in a property that feels every bit as elegant as it is welcoming.

From the moment you arrive, there is an undeniable sense of permanence. The mellow, tapestry-like brickwork of the elevations, traditional sash windows and striking proportions hint at the rich heritage within, while the generous plot of approximately one third of an acre (STMS) provides a surprising amount of outdoor space rarely associated with period homes in such central village settings.

Inside, the accommodation unfolds beautifully. The welcoming reception hall immediately introduces the quality found throughout, where exposed timbers, original fireplaces, deep skirting boards and carefully chosen colours work in harmony to create interiors that feel timeless yet effortlessly liveable.

The principal reception room is a magnificent space, perfectly proportioned for entertaining on a grand scale or relaxing beside the impressive wood-burning stove during the colder months. Rich colours, bespoke cabinetry and an abundance of natural light create a room that feels both sophisticated and wonderfully comfortable. Alongside, the adjoining snug offers a more intimate retreat, equally characterful with its own fireplace and warm, inviting atmosphere, making it ideal as a family room, reading room or cosy evening escape.



Positioned at the top of the village it's characterful both inside and outside.





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The beautifully proportioned principal reception room provides an elegant setting for both entertaining and everyday living, centred around an impressive wood-burning stove. A separate snug, complete with its own fireplace, offers a cosy retreat, while the formal dining room creates a welcoming space for family meals and larger gatherings.



The well-appointed shaker-style kitchen features quartz worktops, integrated appliances and a central island, complemented by a utility room, boot room and cloakroom for practical family living.



Arranged over the first and second floors, the versatile accommodation includes a generous principal bedroom, four further bedrooms and beautifully finished bath and shower rooms. One of the upper-floor rooms is currently used as an additional sitting room, highlighting the home's flexibility for guests, home working or growing families.



Outside, an enclosed stone terrace provides a private space for outdoor dining, leading to mature gardens with expansive lawns, established planting and a pergola-covered entertaining area. Ample off-road parking is positioned to the rear, with power and water connected, while a brick workshop, wood store and useful cellar add further practicality.

Blending period character with thoughtful modern enhancements, this exceptional home offers timeless elegance, outstanding versatility and a lifestyle perfectly suited to contemporary family living.

A new home is just the beginning



A secret garden off the kitchen, perfect for morning coffee and sunset views through the garden gate.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wereham

QUIET VILLAGE LIFE WITH STRONG
COMMUNITY SPIRIT

Set within the peaceful West Norfolk countryside, Wereham is a charming and well-regarded village that offers a quiet rural lifestyle while remaining conveniently placed for surrounding towns and transport links. With its attractive mix of period homes, village green and traditional church, Wereham retains a strong sense of community and an appealing village atmosphere, surrounded by open farmland and gentle Fenland landscapes.

Everyday amenities can be found in nearby villages and in the historic market town of Downham Market, just a short drive away, where a range of independent shops, cafés, restaurants and a traditional weekly market provide for day-to-day needs. The town also offers a mainline rail service, making it a practical base for commuters, while the larger town of King's Lynn provides further shopping, leisure facilities and cultural attractions.

For those who enjoy the outdoors, the surrounding area offers plenty of opportunity to explore, from scenic walks and cycling routes through open countryside to nearby waterways and nature reserves. Well connected via local road links, including access to the A10, Wereham strikes a pleasing balance between rural seclusion and everyday convenience, making it an appealing choice for those seeking village life within easy reach of key Norfolk hubs.



Note from the Vendor



“Originally three cottages, it has been fascinating learning about the home’s past and its place within the village.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and a log burner. Private drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref: - 6400-4173-0422-7601-3363

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///nitate.ants.connected

AGENTS NOTE

The owners have right of way for vehicular access, over an access track to the right of the property, which leads to an area of land on which they have outline planning permission for a double garage. The property is situated in a conservation area and is Grade II Listed.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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