

Damgate Street | Wymondham | NR18 0BQ

Guide Price £425,000 - £450,000

twgaze

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Guide Price £425,000 - £450,000. An exceptional opportunity to acquire an iconic Grade II listed property which combines the advantages of its superb location in the heart of Wymondham with an outlook to the rear towards the Abbey that gives the feel of living in a rural setting. A truly special home, rich in character, history and charm, offering a rare chance to own a distinctive piece of this sought-after Norfolk town.

Council Tax: D

- Guide Price £425,000 - £450,000
- Amazing views of Wymondham Abbey
- Grade II Listed house with original features
- First floor with bathroom and separate WC
- Mid-terrace with four bedrooms
- Private garden backing onto grass meadows
- Ground floor bedroom with shower room
- Wymondham town central location

Location

A highly desirable property located in the centre of Wymondham, just a short stroll from its vibrant independent shops, coffee houses, and traditional pubs and restaurants, offering a perfect blend of convenience and character. With the train station within walking distance, residents can enjoy direct links to Norwich, Cambridge, and London King's Cross. Wymondham, renowned for its historic Abbey, benefits from excellent local amenities, including a Waitrose supermarket, busy weekly market, and many cultural and community activities. The nearby Cathedral City of Norwich, just 8 miles away, offers a wider range of facilities, including highly reputable schools, a wide selection of shops, restaurants, theatres and essential services.





















The Property

On opening the door to this delightful home, it is immediately apparent that this is a property full of charm and character, with a wealth of period features dating back 400 years. The sitting room boasts exposed beams and the recess and timber mantel of a former inglenook, and at the other end a Victorian cast iron fireplace incorporating a living flame gas fire which creates a wonderfully inviting space. French doors lead through to the conservatory from which the garden can be enjoyed, with the magnificent Wymondham Abbey providing a spectacular backdrop. The formal dining room is also distinctive with its heritage detail, and adjoins the kitchen which has a breakfast bar with views over the garden and Abbey, and is served by a separate utility room. Further ground floor accommodation includes a large, thoughtfully positioned bedroom and next to it a shower room with WC, offering excellent flexibility for those seeking ground floor living. To the first floor, the landing provides access to the bedrooms and incorporates a useful desk area, enjoying fantastic views over the meadows and Abbey, an ideal spot for working from home. The principal bedroom has an attractive Victorian fireplace, and hidden away off it are the original corner staircases, one coming up from the sitting room and the second giving access to the two loft rooms. The first floor is completed by two further bedrooms, a family bathroom and separate WC. The second floor provides two loft rooms set within the eaves, with the full rafter structure visible and a triple window providing more lovely views. These rooms offer the possibility of creating further accommodation in a visually stunning space, subject to the necessary planning permissions and building regulations. In all, this is a most appealing and individual home, situated in the heart of Wymondham, offering enormous character, versatile accommodation and a beautiful outlook towards the historic Abbey. An opportunity to acquire a property with both charm and further potential in this popular market town.

Outside

To the rear of the property, there is a delightful patio area leading onto a lawn, surrounded by mature shrub borders, established trees and colourful flower beds. The garden extends down to the meadows beyond, where sheep often graze, and not being overlooked provides a marvellous sense of space, privacy and tranquility. The standout feature is undoubtedly the breathtaking backdrop of Wymondham Abbey, creating a truly special setting. An oasis of calm in the heart of the historic market town of Wymondham, this beautiful outdoor space is the perfect place to relax, unwind and enjoy the enchanting sound of the Abbey bells as they ring out across the town.

Services: Mains electric, mains gas, mains water and drainage.

How to get there: What3words: ///opposites.headings.corn

Viewing: By appointment with TW Gaze

Freehold

Council Tax: D

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.

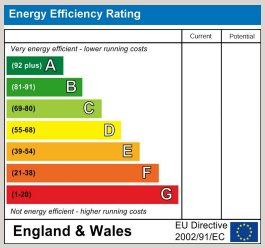
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