



Wendling Hall, Swaffham Road, Wendling, Norfolk

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# Wendling Hall, Swaffham Road, Wendling, Norfolk NR19 2AB

An impressive period house in need of updating and modernisation set within 2.69 acres of gardens and situated in the small village of Wendling

Dereham town centre 4.0 miles, Swaffham 7.5 miles, Norwich 20 miles

Entrance Hall | Living room | Drawing room  
Kitchen / breakfast room | Utility room | Office  
WC | Rear entrance hall

First floor: Principal bedroom | Two further double bedrooms | Two family bathrooms

Second floor: Two further bedrooms

Outside: Private driveway with off street parking  
Gardens | Paddock | River frontage  
Outbuilding

In all about 2.69 acres

EPC - F

## The property

Wendling Hall is a fine detached period property in need of modernisation offering light and versatile accommodation set over three floors. The property has retained many attractive features, including high ceilings and large sash windows and provides the opportunity to create a stunning, spacious family home.

The welcoming reception hall has wooden parquet flooring, while there are three reception rooms on the ground floor. These include the well-proportioned drawing room and the sitting room, both of which have dual aspects with

tall sash windows, with the drawing room also including an open fireplace. Additionally, there is a useful office and a large kitchen and breakfast room, plus an adjoining utility room.

The first floor has three generous double bedrooms, plus a family bathroom and a shower room. The second floor offers two further bedrooms and a store room, which could be used as a study or a further bedroom if required.

## Outside

The house is set in extensive gardens and grounds, which include river frontage, rolling lawns and meadows, border hedgerows and peaceful wooded areas with a variety of mature specimen trees. The gardens offer a blank canvas for potential landscaping and development.

## Location

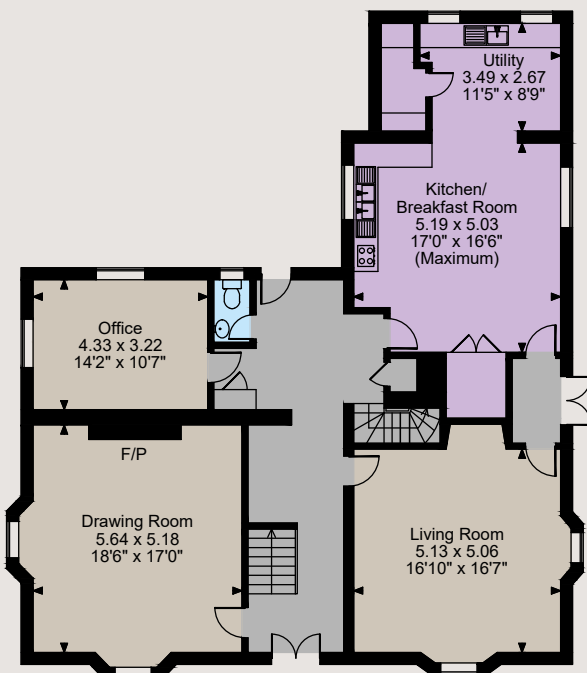
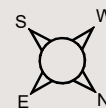
The property lies in the small village of Wendling, four miles west of Dereham and surrounded by beautiful Norfolk countryside. Wendling has a parish church and a village hall, with nearby Scarning offering a local primary school. Further amenities are easily accessible in Dereham, which offers a variety of shops and large supermarkets and a selection of leisure facilities, while the bustling market town of Swaffham is just seven miles away. Norwich is within easy reach via the A47, providing access to an excellent selection of shops, restaurants and cafés. Rail services are available from Norwich, which provides a regular timetable to London Liverpool Street (1 hour 45 minutes).



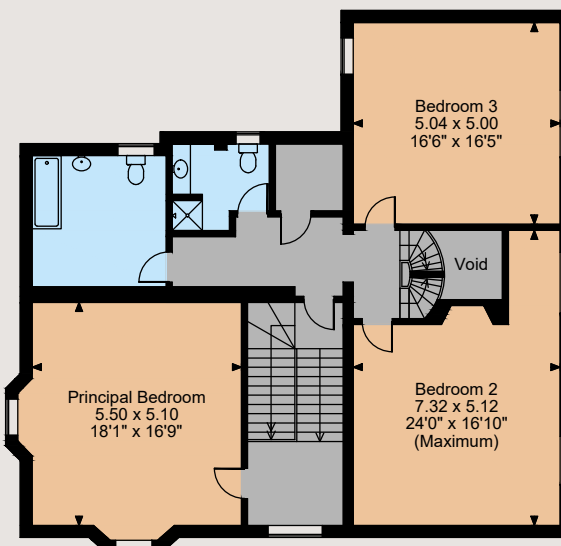




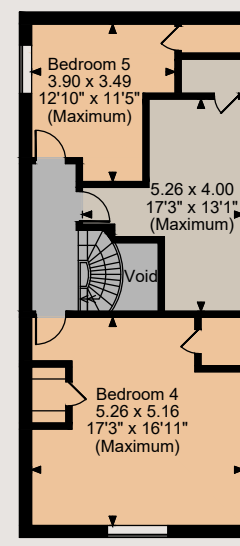
Floorplans  
House internal area 3,817 sq ft (355 sq m)  
For identification purposes only.



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

From Norwich, take the A47 west and continue past Dereham, before turning left onto Dale Road. At the junction, turn right onto Dereham Road and after a mile, the entrance to the property will be on the left.

## General

**Local Authority:** Breckland Council

**Services:** Mains electricity and drainage. Private water supply. Oil-fired central heating.

**Council Tax:** Band F

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest.

**Tenure:** Freehold

**Guide Price:** OIEO £795,000

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

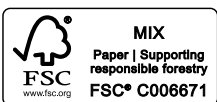
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