



Cock Street | Wymondham | NR18 0BX
£450,000

twgaze

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Picturesque, Grade II listed, circa 16th century cottage set in the heart of Wymondham with allocated parking and a wealth of features including exposed beams and inglenook fireplace.

- No chain
- Central town location
- Wealth of original features
- Large private enclosed garden
- Three/ four bedroom
- Grade II Listed cottage
- Allocated parking
- Feature inglenook fireplace
- Outbuilding currently used as an office
- Originally built circa 16th century

Full Description

Location

Cock Street is a few minutes from the Market Cross where the day-to-day shops and amenities are located and is on the local bus route. Wymondham has three national supermarkets and an array of independent shops. The train station provides access to Norwich, Liverpool Street and Kings Cross via Cambridge. The property is close to all Schools from Primary to High.

The Property

The cottage benefits from an interesting blend of 16th century and 17th character with a wealth of exposed timbers and an inglenook fireplace. As you wander through to the rear of the property, you can find a blend of a practical and





sympathetic later extension, offering great family space with a view of the cottage garden. The accommodation is set over three floors and accessed via winding stairs and cottage doors. With flexible accommodation, this property lends itself to a growing family of all ages. At the side of the property is an integral cart shed with vaulted loft suitable for storage.

Outside

To the immediate rear of the property is a part walled cottage garden with a patio area and well stocked borders. Access to the outbuilding, which has cleverly been converted into an office with power and dual aspect vista of the cottage and gardens, providing a light and airy place to work.

Services

Mains electricity, water, drainage and gas central heating.

Vendor note - The vendor has advised us Access to parking on Applegarth where there are 4 spaces available for houses 19, 21 & 23 - there is no charge but the owner of the land (number 23) asks you to make a charity donation but does not require evidence this has been done.

How to get there – What3words:

picnic.hologram.airports

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

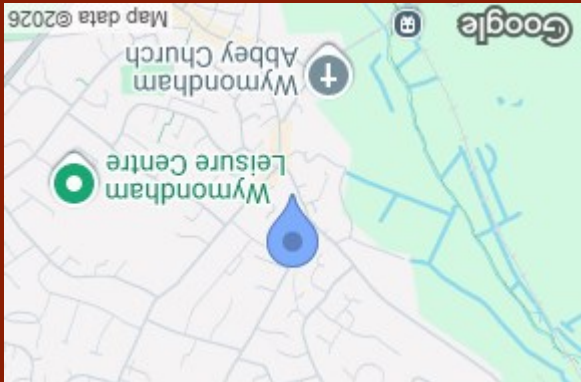
Council Tax Band: C

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.

Ref: 2/19499/LK

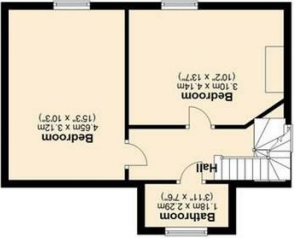
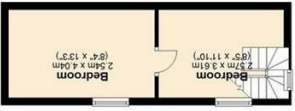
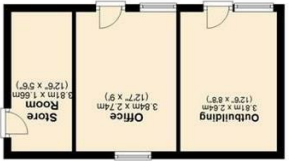
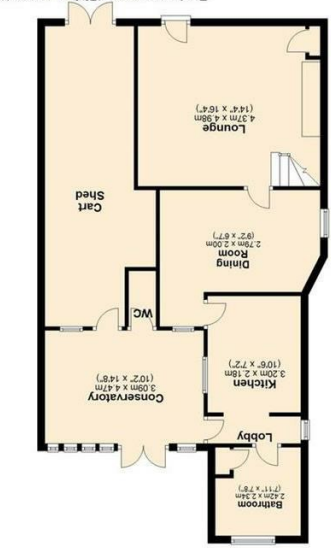
33 Market Street
 Wymondham
 Norfolk
 NR18 0AJ
 01953 423 188
 info@twgaze.co.uk

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



Total area: approx. 173.2 sq. metres (1864.3 sq. feet)

Approx. 115.5 sq. metres (1247.2 sq. feet)



Approx. 19.7 sq metres (212.5 sq feet)

Approx. 37.6 sq metres (406.7 sq feet)