



19 Cock Street  
Wymondham  
NR18 0BX

Guide Price: £450,000







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

### 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 16<sup>th</sup> century and 17<sup>th</sup> 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.

**Vendor note** - 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.

## Services

Mains electricity, water, drainage and gas central heating.

**How to get there – What3words:**  
**picnic.hologram.airports**

## Viewing

Strictly by appointment with TW Gaze.

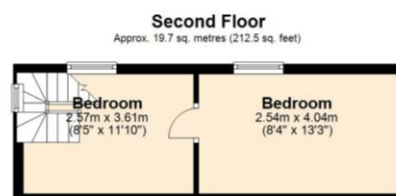
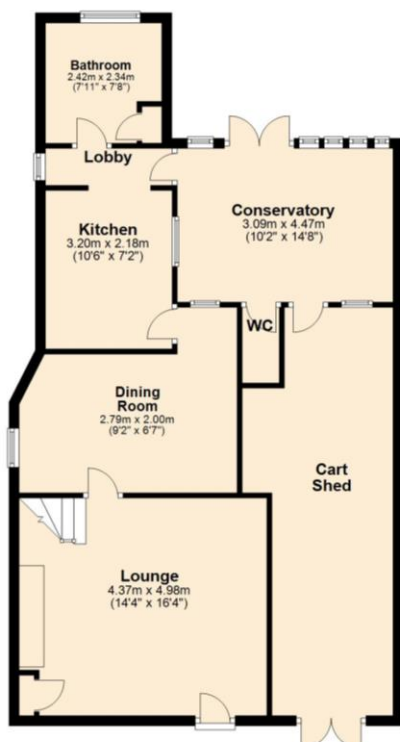
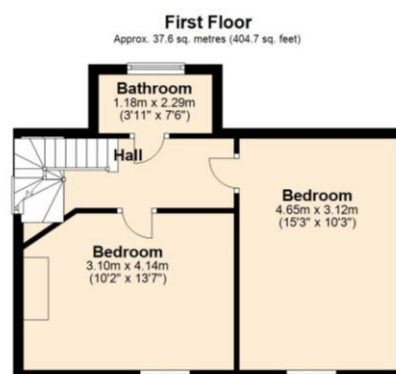
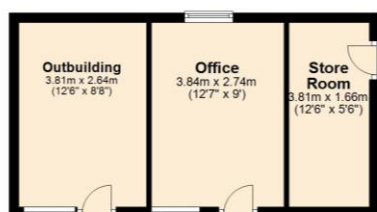
**Tenure: Freehold**

**Council Tax Band: C**

**Ref: 2/19499/LK**







**Ground Floor**  
Approx. 115.9 sq. metres (1247.2 sq. feet)

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

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