



Churchgate House, Wood Dalling, Norfolk

Churchgate House

Wood Dalling, Norfolk

NR11 6SN

A substantial period house with an annexe and 3.25 acres of delightful gardens and grounds ideally placed for Holt and the North Norfolk Coast

Heydon 2 miles, Reepham 3 miles, Holt 8 miles, Aylsham 8 miles, Norwich 16 miles

Ground Floor: Reception hall | Drawing room
Sitting room | Dining room | Kitchen/breakfast room | Partially converted kitchen/family room extension | Partially converted rear hall/bootroom/utility | WC

First Floor: 5 bedrooms 3 bathrooms including:
Principal bedroom with en suite bathroom
Double bedroom with en suite bathroom and dressing room | Three further double bedrooms
Family bathroom | WC

Annexe: Open plan kitchen/reception room
Bedroom with en suite shower room

Outside: Period barn outbuilding | Several parking areas for numerous vehicles | Formal gardens | Terraces | Wildflower meadow
Orchard | Paddock | Potting shed | Garden store

About 3.25 acres

Grade II Listed



The Property

Churchgate House is a substantial period house that has been modernised and renovated by the current owners. The house is south facing and has good ceiling heights throughout both of which the excellent reception rooms benefit from. The drawing room has a large wood burner a generous drinks cupboard along with a picture rail and cornice. The sitting room beyond also has a wood burner, and two arched recesses either side. There are views over to the church, although the pleached hornbeams on the southern boundary provide seclusion for most of the year.

In the current kitchen/breakfast room, there is an electric AGA and companion, along with a tiled floor and granite work surfaces. The house has been re-roofed, re-plumbed, new radiators installed and mostly rewired. A number of windows have also been replaced which formed part of an extensive listed building consent. The major part of this consent which was granted, was for a substantial extension to the rear which provides a new kitchen/family room which measures 35ft x 23ft and a rear hall/boot room and snug area which measures 40ftx16ft. Both of these areas have been constructed with brick elevations under a tiled roof. Oak timbers have been used in the vaulted roof space in the kitchen, and high quality hardwood double glazed bi-fold doors have been inserted. The plumbing and wiring has also been installed, and therefore this is a fantastic and rare opportunity for a buyer to put in the kitchen and flooring of their choice. The hard work has been done and the consents granted.

To the north west of the house is a detached annexe which was finished in 2022. This has an open plan kitchen/living room, and a bedroom with en-suite shower room. It is well finished and offers useful extra accommodation.



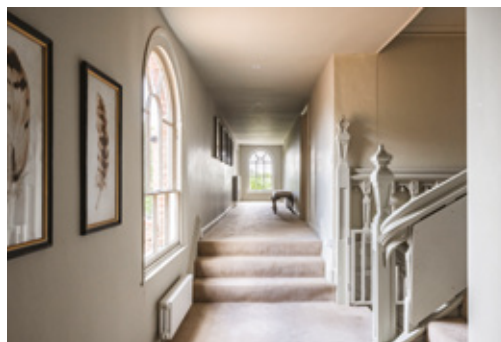


Churchgate House is approached via newly installed electric wooden gates hung and then via a gravel driveway leading to various parking areas. These are interspersed with areas of beautifully kept lawns and a shrub border. The formal gardens are to the south and east of the house and are mostly walled with well stocked herbaceous borders, flower beds, stunning rose beds and two wonderful yew bushes. There are some impressive trees including a fine beech in the south east corner which is by a charming personnel gate. The lawns that surround the house are immaculate and to the north, beyond the courtyard is the paddock which has been planted with a variety of trees and an orchard along with a vegetable patch. The paddock is fenced and therefore the entire site is secure and dog proof.

To the east of the party constructed Kitchen is a large flat area designed to be a terrace, and there is a similar area on the western side. To the south there is another terrace, bordered by stunning rose beds, lavender and box hedging.

Location

Churchgate House occupies a central yet private village location in the small village of Wood Dalling, conveniently located for access to Holt, the north Norfolk coast and Norwich. The popular Georgian market town of Holt is home to Gresham's School and has a wide variety of good quality amenities, as does Aylsham and Reepham both of which are attractive Georgian market towns. Beeston Hall School is at West Runton which is about 12 miles away. There are several good public houses locally, including the Walpole Arms at Itteringham, The Heydon Earle Arms, The Pigs at Edgefield, the Buckinghamshire Arms at Blickling and the popular Gunton Arms. Norwich Airport, which is situated on the northern side of the city is about 14 miles and provides regular domestic and international flights. There are good walks and plenty of bridleways in the area and a thriving local community. The North Norfolk Coast is about 12 miles away and offers a wide variety of recreational activities and a larger number of pubs, restaurants, delis and shops.





Annexe



Annexe

Directions

From Norwich, head north on the Holt Road B1149. Upon leaving Horsford, continue for 6 miles and turn left onto Heydon Road signposted Heydon. Continue for a further 3 miles passing Heydon and turn left onto Church Hill signposted Salle and Reepham. Head south and turn right at the T junction and Churchgate House can be found on the right-hand side.

General

Tenure: Freehold

Services: Oil fired central heating, mains water and electricity, private drainage.

Local Authority: Broadland Council
(Tax Band: H)

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.





Floorplans

Approximate Gross Internal Area = 547.3 sq m / 5891 sq ft
 Annexe = 61.8 sq m / 665 sq ft
 Main Barn & Stable = 96.2 sq m / 1036 sq ft
 Total = 705.3 sq m / 7592 sq ft
 For identification purposes only.



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 purchase.

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