



Talbot House, Whissonsett
Fixed Price £500,000

**BELTON
DUFFEY**

Talbot House

London Street, Whissonsett, Norfolk,
NR20 5ST



A characterful detached family house with 4 bedroom accommodation and attractive grounds amounting to 0.29 acre (sts) with an extensive range of outbuildings. No chain.

DESCRIPTION

Believed to date from the 1890s, Talbot House was originally a row of smaller cottages and has, over time, been thoughtfully combined to create a spacious and characterful family home. The flexible ground floor accommodation comprises a well appointed kitchen with a separate utility room, an impressive vaulted dining room and a cosy sitting room featuring a fireplace with wood burning stove. The current owners have also added a bright and airy vaulted garden room extension and the ground floor is further complemented by a study and a bathroom. To the first floor, the landing leads to 4 bedrooms and a second bathroom.

Outside, the property sits within attractively landscaped gardens and grounds extending to approximately 0.29 acre (subject to survey). There is ample driveway parking together with an extensive range of outbuildings, including a large garage, carport and store, all offering potential for a variety of uses.

Talbot House is offered for sale with no onward chain.

GROUND FLOOR

Talbot House is accessed from the front of the property into the entrance hall leading to an inner hallway to the kitchen, sitting room, study and shower room. There is also a rear hall giving access to the driveway to the rear of the property with doors to dining room and utility.

FIRST FLOOR

The landing leads to the 4 upstairs bedrooms and the second bathroom.



what3words: ///callers.cared.nametag

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Talbot House is accessed from London Street via a metal stock gate opening onto an extensive gravelled courtyard, providing parking for several vehicles and leading to the garage, car port, store and access to the property's rear hall. These outbuildings also offer excellent potential for conversion to a variety of uses, subject to any necessary consents.

The front of the property benefits from its own pedestrian access from the street, via a low walled gravelled garden leading to the entrance hall.

The formal gardens are of a generous size and are a particular delight, featuring neatly maintained lawns interspersed with low shrubs and trees, with hedged and fenced boundaries. There is a charming pagoda seating area and an extensive paved terrace, opening out from the sitting room French doors.

In all, the gardens and grounds extend to approximately 0.29 acre (subject to survey).

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band E.

TENURE

This property is for sale Freehold.

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SITUATION

Whissonsett is an attractive and well-established village set amidst the gently rolling countryside of mid Norfolk, offering a traditional rural environment with a strong sense of community. The village benefits from a parish church, village hall and playing field, providing a focal point for local life.

Surrounded by open farmland, Whissonsett offers excellent opportunities for walking and other outdoor pursuits, while remaining conveniently positioned for access to nearby towns. The market towns of Fakenham and Dereham are both within easy reach, offering a broader range of shopping, leisure and transport facilities. Well-regarded schools can be found in the nearby villages of Brisley, Colkirk and Litcham, as well as in Fakenham.

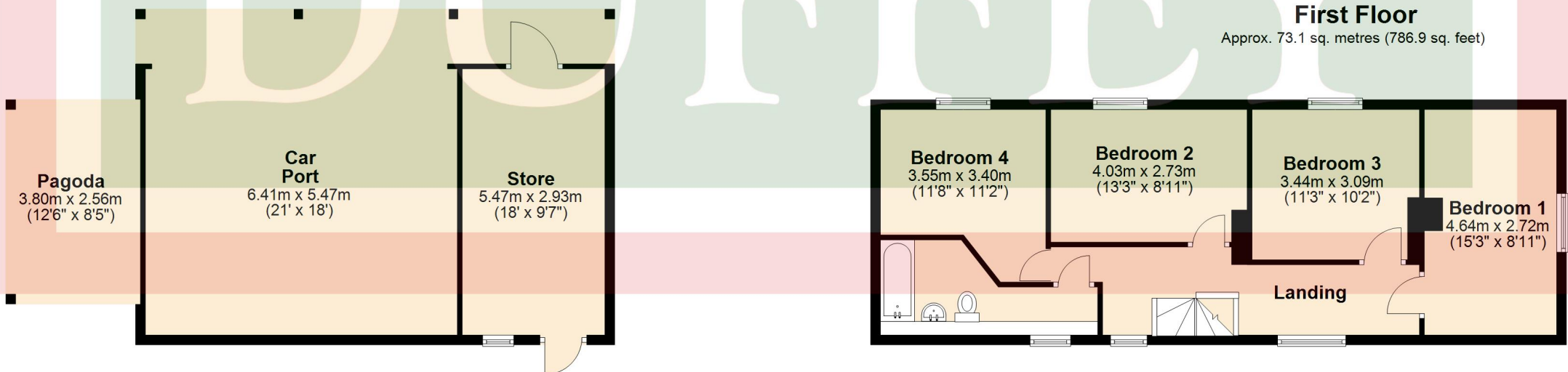
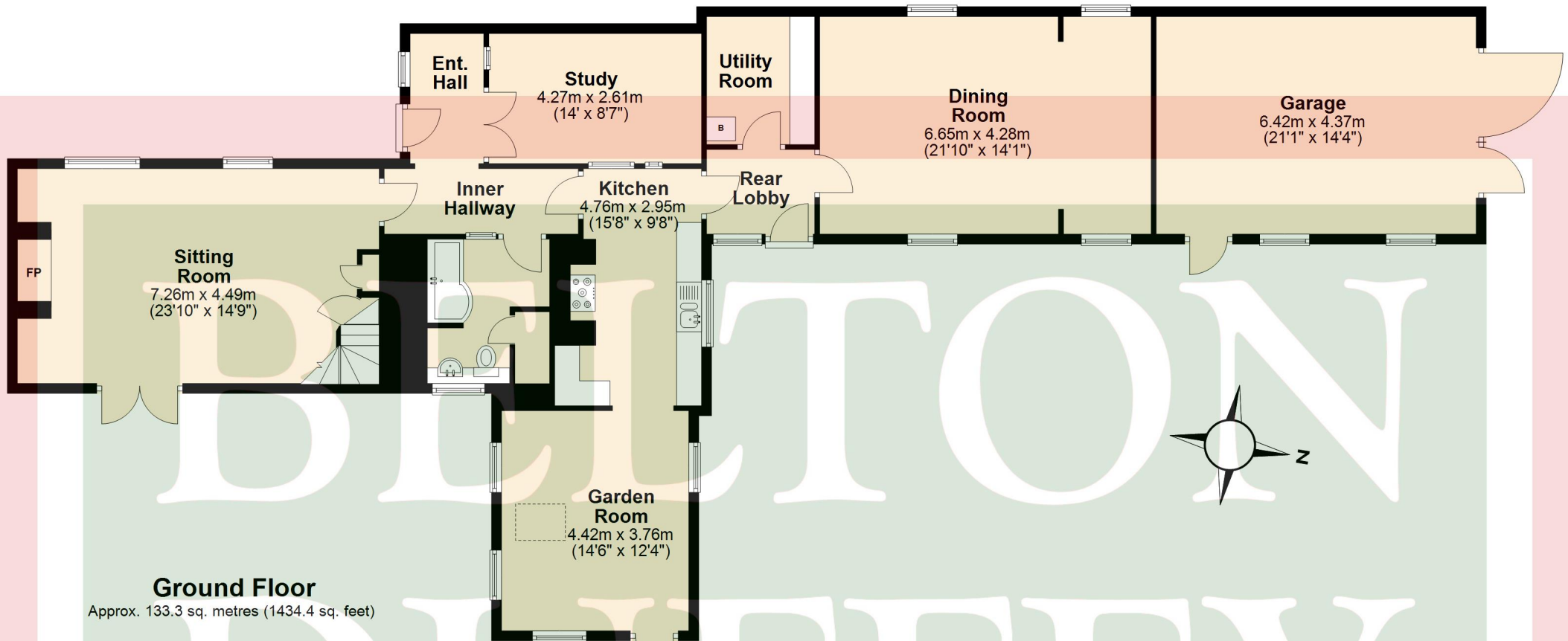
The North Norfolk Coast, designated an Area of Outstanding Natural Beauty and celebrated for its sandy beaches, bird reserves and sailing opportunities, lies approximately 16 miles to the north.

Combining village amenities, attractive countryside surroundings and convenient access to neighbouring towns, Whissonsett represents a balanced and highly appealing location within Norfolk.









Total area: approx. 206.4 sq. metres (2221.2 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



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