



Holly Cottage, Wymondham Road, Wreningham, NR16 1AT
Guide £525,000-£550,000 Freehold



- * Enchanting semi detached period home
- * Believed to date back to 1882
- * Generous plot of 0.22 of an acre (stms)
- * Approximately 1,900 sq ft of beautifully presented accommodation (including summerhouse, office and storage)
- * Four bedrooms
- * Summerhouse
- * Sought after village location
- * Home office with attached storage/garage
- * Breathtaking countryside views with views to the front of livery paddocks, horses can be seen from the bedroom windows
- * Wood grain UPVC double glazed windows throughout the property



The property...

A Beautifully Restored Victorian Cottage with Stunning Countryside Views

Believed to date back to 1882, Holly Cottage is a truly enchanting semi-detached period home, originally one of a pair of farm workers' cottages. Occupying a generous plot of approximately 0.22 acres, this exquisite residence effortlessly combines timeless character with modern comforts, creating a wonderful family home in one of South Norfolk's most desirable villages.

Offering approximately 1,900 sq ft of beautifully presented accommodation (including summerhouse, office and storage) of beautifully presented accommodation, the property enjoys breathtaking countryside views, landscaped gardens, a detached home office, summerhouse and an abundance of original features throughout.

From the moment you arrive, Holly Cottage captivates with its charm, character and idyllic rural setting.

The Perfect Village Home

Holly Cottage represents a rare opportunity to acquire an exceptional Victorian cottage that effortlessly combines period charm, modern convenience and outstanding outdoor space.

With four double bedrooms, beautiful reception rooms, bespoke kitchen, stunning gardens, dedicated home office accommodation and glorious countryside views, this is a home that offers both character and lifestyle in equal measure.

A truly exquisite cottage in a welcoming village setting - early viewing is highly recommended.

Location...

Wreningham is one of South Norfolk's most sought-after villages, renowned for its strong community spirit and excellent local amenities. The village is home to a highly regarded primary school rated Outstanding by Ofsted, together with the popular Bird in hand public house and restaurant.

Surrounded by attractive countryside, residents enjoy a wealth of scenic walks and outdoor pursuits, whilst the historic market town of Wymondham is located just four miles away, offering a comprehensive range of shops, supermarkets, schooling and rail links. Wreningham is 8 miles south of Norwich and there is easy access to A11.

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Accommodation

Entrance Porch

A welcoming entrance porch opens into the heart of the home, setting the tone for the warmth and character found throughout.

Sitting Room

A wonderfully spacious and inviting reception room featuring exposed solid oak beams and an attractive inglenook-style fireplace housing an electric wood-burner effect stove. A window overlooks the front garden and surrounding countryside, while a useful understairs storage cupboard provides practical space. Stairs rise to the first floor.

Dining Room

Perfect for both everyday family living and entertaining, the dining room continues the property's characterful theme with exposed oak beams and a charming inglenook-style fireplace complete with a wood-burning stove. A recessed shelved alcove adds further character, whilst integrated ceiling speakers form part of the home's comprehensive sound system. A front-facing window enjoys pleasant views over the front garden.

Bespoke Oak Kitchen

The stunning bespoke oak kitchen forms the heart of the home and has been thoughtfully designed to combine functionality with style. Flooded with natural light from a striking lantern roof light and rear-facing window, the kitchen enjoys wonderful views across the beautifully landscaped garden and open farmland beyond. Comprising an extensive range of handcrafted oak wall, base and drawer units, complemented by granite work surfaces and a matching central island, the kitchen is both elegant and practical.

Features include:

- Double Belfast sink with waste disposal
- Rangemaster dual-fuel range cooker recessed into a feature chimney breast
- Extractor hood
- Integrated dishwasher
- Travertine tiled flooring
- Ceiling mounted integrated speakers
- Kick-plate heater and radiator.
- French doors and a further side door provides direct access to the paved
- Terrace and gardens

A side door provides direct access to the paved terrace and gardens

Utility Room

A practical utility room fitted with a Belfast sink and oak drainer, traditional clothes airer, shelving and storage cupboards. There is space for a fridge freezer, plumbing for a washing machine and housing for the floor-standing oil-fired boiler. A rear window overlooks the garden.



Luxury Shower Room

Beautifully appointed and finished to a high standard, the ground floor shower room benefits from underfloor heating, fully travertine tiled walls and flooring, an oak vanity unit with stone basin, low-level WC and a generous double shower featuring both rainfall and handheld shower heads. A heated mirror with sensor operated lights and additional shaver socket, plus a heated towel rail completes the room.

First Floor

Landing

A characterful landing with exposed beams and a useful shelved storage cupboard.

Principal Bedroom Suite

A superb principal bedroom enjoying delightful views across the front garden and neighbouring farmland. Features include wood flooring, fitted storage cupboards and radiator.

En-Suite bathroom

A beautifully designed Victorian-inspired bathroom featuring:

- High-level flush WC
- Decorative pedestal wash basin
- Freestanding roll-top bath with claw feet
- Corner shower enclosure
- Wood flooring
- Radiator
- Rear-facing window overlooking the gardens

Bedroom Two

A spacious double bedroom with wood flooring, radiator and fitted storage cupboard. Front-facing window with countryside views.

Bedroom Three

A comfortable double bedroom overlooking the rear garden and open farmland beyond. Features include a fitted corner double wardrobe with shelving and hanging space.

Bedroom Four

Another generous double bedroom enjoying wonderful rear views, complete with fitted corner double wardrobe and radiator.



Outside

Front Garden & Parking

The front garden is mainly laid to lawn and framed by well-stocked flower and shrub borders, creating a colourful and welcoming approach throughout the seasons.

Rear Garden

The rear garden is undoubtedly one of Holly Cottage's most outstanding features. Beautifully landscaped and enjoying far reaching views across open countryside, this private outdoor sanctuary has been lovingly cultivated and is bursting with seasonal colour. Additional wood storage, shed, playhouse and a water feature completes the space.

Timber Home Office 11'7" x 10'5" (3.53m x 3.18m)

A substantial detached timber office building, ideal for remote working or a creative studio. Finished with oak flooring and underfloor heating, the office provides a comfortable year round workspace and opens onto a covered veranda area overlooking the garden.

Attached Storage/Garage 8'8" x 7'8" (2.64m x 2.34m)

Useful attached storage space with up and over garage door, ideal for bicycles, gardening equipment or workshop use.

Summerhouse 12'2" x 11'1" (3.7m x 3.38m)

Positioned in an elevated corner of the garden to maximise the spectacular countryside views, this charming summerhouse offers the perfect retreat from which to enjoy the abundant wildlife and peaceful surroundings. Constructed upon a brick base with wood double glazing and oak-effect flooring, it also offers excellent potential as a second home office, hobby room or garden studio.

Rating Authority: South Norfolk Council Tax Band C.

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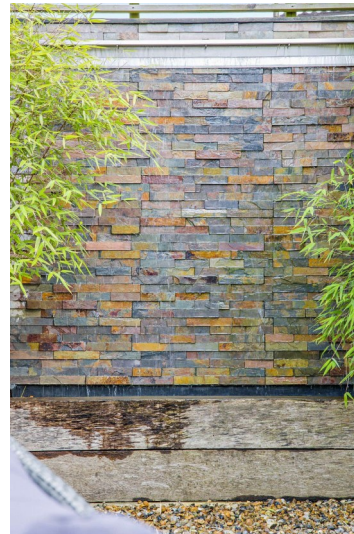
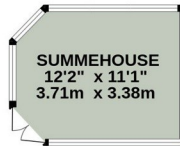
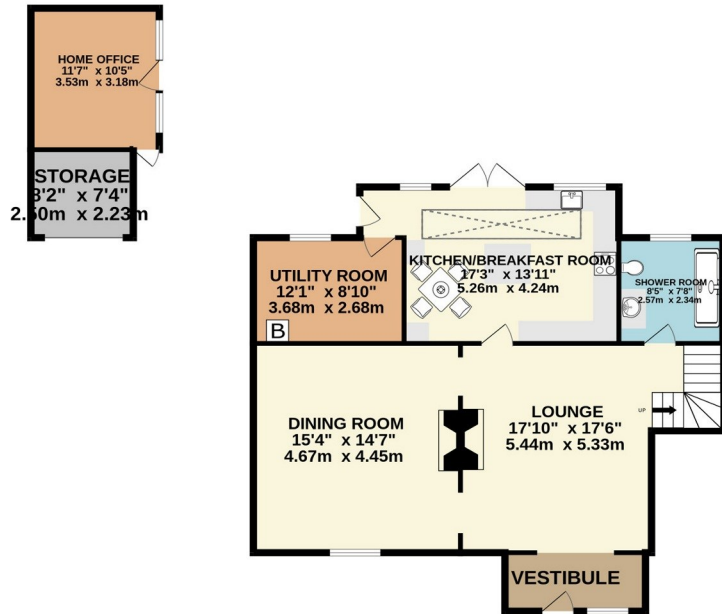
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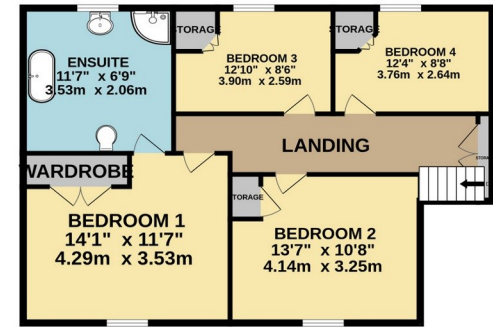




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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