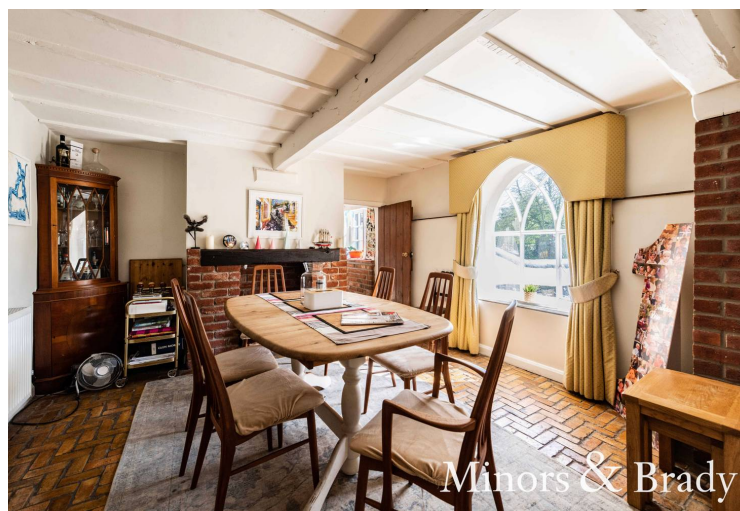




Gothic House, The Street, Lenwade

£400,000 Freehold

Guide Price: £400,000 - £425,000. A rare opportunity to acquire a Grade II listed detached home dating back to the 17th century, Gothic House offers five bedrooms, multiple reception spaces and a layout well suited to family living. The property features a generous sitting and dining room with exposed beams and a feature fireplace with inset stove, alongside an additional reception room and a separate study ideal for home working. The fitted kitchen includes an integrated double oven and is complemented by a useful utility area, with the added convenience of a ground-floor WC. Upstairs, four well-proportioned bedrooms are served by a family bathroom with both a bath and a separate shower. Set within a generous plot, the property enjoys established front and rear gardens, with lawn, pergola, seating area and a timber outbuilding, all positioned within the desirable village of Lenwade, approximately 12 miles from Norwich.

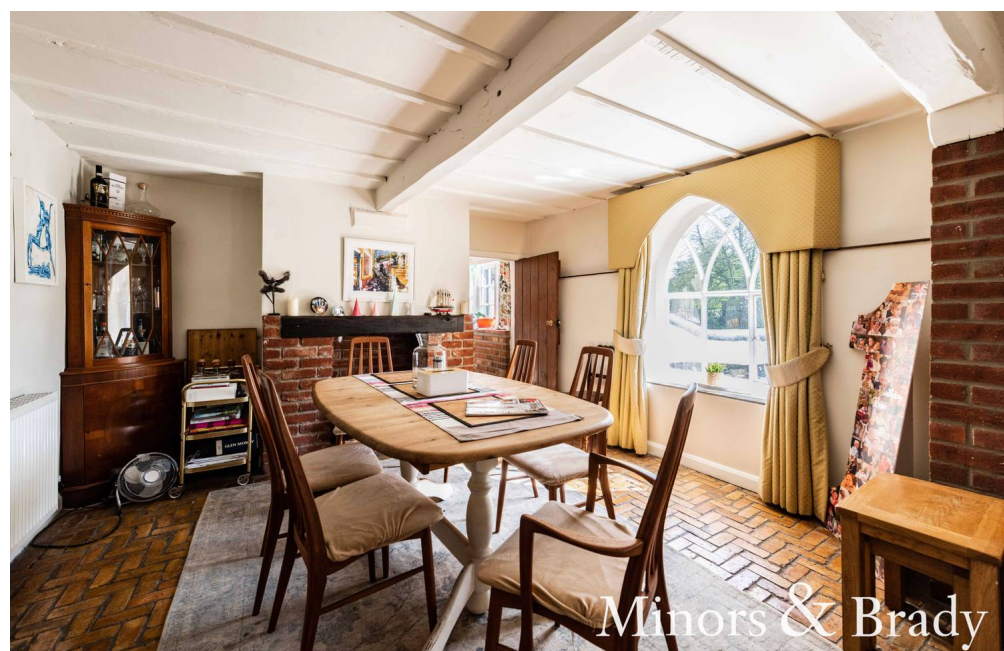
Council Tax band: E

Tenure: Freehold

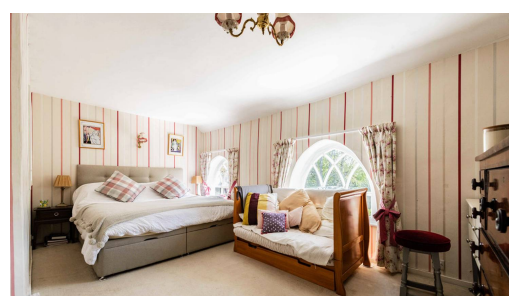
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Location

Positioned within the well-connected village of Lenwade, The Street offers a practical setting with everyday amenities close at hand, including a village shop, post office, public house, and primary school. The area sits conveniently between Norwich and Fakenham, with regular bus routes providing access to the city, while nearby road links make commuting straightforward. Surrounded by open countryside and close to the River Wensum, Lenwade also offers access to scenic walking routes and outdoor spaces, creating a setting that balances convenience with a strong sense of rural character. The nearby A1067 provides direct routes into Norwich, making it a popular choice for those needing access to a wider range of shopping, dining, and leisure facilities. In addition, Lenwade is home to attractions such as Dinosaur Adventure Park, adding further appeal for families and visitors alike.

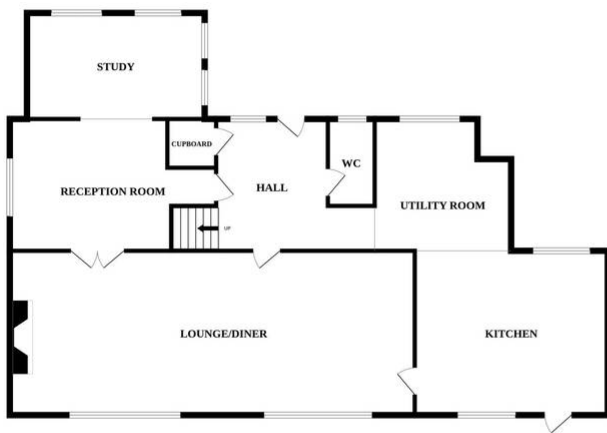
Gothic House, The Street

You enter into a welcoming hallway, providing a practical space for coats and footwear, with the added benefit of a ground floor WC. From here, the home opens into a substantial sitting and dining area, where exposed ceiling beams, brick detailing and a feature fireplace with inset stove create a strong sense of character. The room is well arranged for both day to day living and entertaining, with clearly defined areas for seating and dining. Arched window openings and multiple aspects allow for good natural light, while the continuation of brick flooring reinforces the period feel.

Leading through, an additional reception room offers flexibility depending on requirements, whether used as a snug, playroom or further sitting room. A separate study provides a dedicated workspace or an option of a fifth bedroom, with multiple windows and fitted desk areas already in place, making it well suited to home working.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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