



Gothic House, The Street, Lenwade

Lenwade

Minors & Brady



# Gothic House, The Street

Lenwade, Lenwade

A rare opportunity to acquire a Grade II listed detached home dating back to the 17th century, Gothic House offers four 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.

- Grade II listed detached period home with a wealth of original character features
- Four well-proportioned bedrooms arranged across the first floor
- Generous sitting and dining room with exposed beams and feature fireplace with inset stove
- Additional reception room offering flexible use as a snug, playroom or secondary lounge
- Separate study with multiple windows, ideal for home working
- Fitted kitchen with tiled splashbacks, integrated double oven and adjoining utility area
- Ground floor WC providing added convenience for day to day living
- Family bathroom featuring both a bath and separate shower enclosure
- Established rear garden mainly laid to lawn with pergola seating area and timber outbuilding





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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, with multiple windows and fitted desk areas already in place, making it well suited to home working.

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The kitchen is arranged in a practical layout with fitted units, tiled splashbacks and integrated double oven, along with space for additional appliances. A window above the sink provides a pleasant outlook, and the adjoining utility area helps to keep the main kitchen organised and functional.

Upstairs, the property continues to reflect its heritage with exposed beams and character features throughout. Four bedrooms are arranged off the landing, each offering usable proportions and natural light. The family bathroom is fitted with both a bath and separate shower enclosure, along with a wash basin and WC, set against a combination of tiled and panelled finishes.

Externally, the property sits within a generous plot. To the rear, the garden is mainly laid to lawn and provides a good amount of space for outdoor use, with mature boundaries and a timber outbuilding. A covered pergola area offers a defined seating space, while the overall setting gives a sense of privacy and openness. To the front, the garden has been landscaped with shingle, planting and established features that complement the character of the house.

## Agents notes

Sold freehold, connected to main services water, electricity and drainage.

Oil-Fired Central Heating

Council Tax Band- E

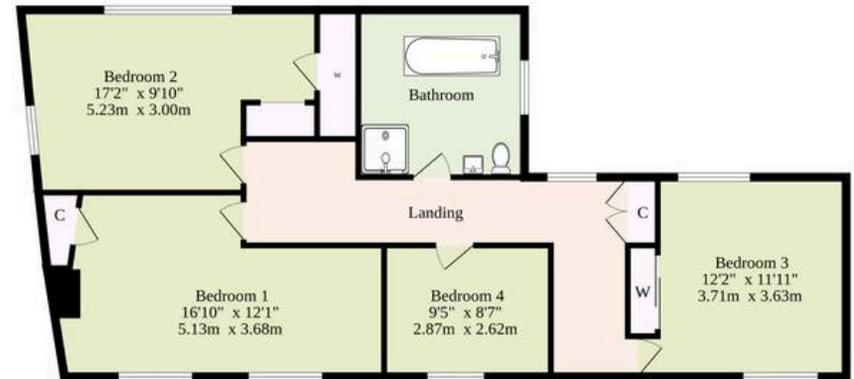


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**Ground Floor**  
956 sq.ft. (88.8 sq.m.) approx.



**1st Floor**  
569 sq.ft. (52.9 sq.m.) approx.



Sqft Excludes Hallways, Reception Room, Wc, Landing And Bathroom

**TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.**

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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## Minors & Brady

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