



## Grade II listed house in town centre location

**Dove Cottage, 9 Pople Street, Wymondham, Norfolk, NR18 0PS**

Freehold

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### The Property

Dove Cottage is an attractive Grade II listed town house dating back to the 1600s and has distinctive Tudor detail, with exposed timber frame.

The property is steeped in history and it is understood to have enjoyed a varied past including being a public house called 'The Dove', the K-Nuts Boxing Club, organised by the fighting parson's reverend Gilbert H Bartlett, and latterly, in the early 1900s, was the premises of William Carter Brush Makers.

The house has spacious and well-proportioned rooms and retains much period detail with great charm and character throughout.

The ground floor provides an entrance hall leading into the kitchen/diner and living room. The kitchen has recently been updated with bespoke hand crafted units. Off the kitchen is a useful utility room and pantry and has bi-fold doors leading out to the garden. The living room has an impressive fireplace with a wood burner and a separate study. Through the living room you enter an inner lobby which leads you to a shower room and bedrooms three and four.

The first floor provides two generous sized bedrooms, both with built in wardrobes and a family bathroom.

### Outside

There is off road parking to the side of the house and a small shingled garden to the front enclosed with cast iron railings. The garden is located to the rear of the property and provides a lawned area and a paved seating area perfect for al fresco dining. There is a shingled drive leading from the off road parking at the side of the house to a garage which is located at the rear of the garden. There is also a brick lean-to store attached to the rear of the property.

### Location

The historic market town of Wymondham offers a good range of facilities and amenities alongside schools for all ages, supermarkets including a Waitrose, independent cafes and popular restaurants and pubs. The renowned Wymondham College is nearby and there is also a train station with services to Norwich and Cambridge. In Cambridge you'll find connecting services to London.

Norwich, the cathedral city and regional centre of East Anglia, is approximately 10 miles away and has a rail service to London Liverpool Street with the fastest journey time being 90 minutes. The property is also well placed for the Norfolk and Norwich University Hospital, approximately 8 miles distant and the University of East Anglia.



**Directions**

Leave Norwich via the A11 to Wymondham. Proceed to the town centre, passing the market cross on the right hand side and continue straight ahead through the shopping centre of the town. Continue on this road which becomes Middleton Street and then into Town Green. By the island, turn right and Dove Cottage will be found on the left hand side. The postcode for the property is NR18 OPS.

**Local Authority**

South Norfolk Council Band D

**Services**

Mains water, electricity, gas and drainage.

**Fixtures and Fittings**

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.



Pople Street, Wymondham, Norfolk

Main House gross internal area = 1,946 sq ft / 181 sq m

Lean To Store gross internal area = 33 sq ft / 3 sq m



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