



SOWERBYS

UNICORN COTTAGE

The Street, Thursford,
Fakenham, NR21 OAS



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- Pretty Brick and Flint Period Cottage with Extensions
- Three Double Bedrooms
- Opportunity to Convert Adjacent Barn (Subject to Relevant Consents)
- Delightful Modernised Bathrooms
- Wealth of Character Features
- Extensive Gardens to Both Front and Rear Aspects
- Courtyard Patio
- No Upward Chain

Fakenham Office

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This delightful brick and flint cottage is well located in the village of Thursford. The sweeping driveway to the side leads to ample parking for multiple vehicles, caravans or boats. The pretty porch to the front allows access into the first of the reception rooms, currently used as a dining room, with beams and a pamment tiled floor. Further access from this room leads to the kitchen/breakfast room. Whilst this space would benefit from some modernisation, it boasts wooden floorboards and tiled flooring, built-in storage and occupies a triple aspect position. The utility room and WC sit under a vaulted ceiling with access to the side garden.

The second reception room comprises a dual aspect cosy sitting room with its feature fireplace housing a wood-burning stove, bressummer beam and pamment tiled hearth. Leading on from this room there is a beautifully arched door leading to an inner hall and the third bedroom with a vaulted ceiling and beam. The first of the modernised bathrooms serves this bedroom, with its freestanding bath, walk-in shower, pedestal washbasin and classic WC with its overhead cistern. This room is complemented by its character features, including the exposed flint wall, cast-iron style radiator and vaulted ceiling. The third reception room is a stunning garden room, with its fully glazed apex and double doors leading to the paved courtyard patio.

The stairs lead from the dining room to the first floor landing, giving access to two double bedrooms which are served by the second modernised bathroom, providing a further walk-in shower, freestanding bath, pedestal washbasin and WC. The dual aspect principal bedroom enjoys a working fireplace with a wood-burning stove, quarry tiled hearth and exposed timbers.

Outside, the property also includes a brick and flint barn which, subject to relevant consents, could provide additional accommodation as a two-storey dwelling. The gardens are mainly laid to lawn and interspersed with trees and shrubs. The property is offered for sale with no upward chain and should be viewed to fully appreciate its charm and further potential.















THURSFORD

Thursford is a small rural village tucked away between Fakenham and the North Norfolk Coast. The village has a church, a public house, garage and Thai restaurant. Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. It's also the home to the famous Thursford Collection of steam engines and old funfair rides. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.

SERVICES CONNECTED

Mains electricity, water and drainage and oil fired heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 0758-3059-7226-2134-7914

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.



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Approx. Gross Internal Floor Area 1916 sq. ft / 177.99 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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