



THE STORY OF

# Fox & Hounds

*Weasenham St. Peter, Norfolk*

**SOWERBYS**



S

THE STORY OF

# Fox & Hounds

The Green, Weasenham St. Peter,  
PE32 2TD

Business Opportunity to Own and  
Run a Licensed Premises

Character Features

Two Bars and Restaurant

Extensive Gardens and Car Park

Well-Located En Route to the North Norfolk Coast

Living Accommodation to First Floor

Two Bedrooms and Bathroom

No Onward Chain

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“...own a piece of village history...”

A rare opportunity has arisen to own a piece of village history in the heart of Weasenham St. Peter.

The licensed, period property, which dates back to 1732, is currently not in operation and is being sold with no onward chain.

For over two decades the property served as a thriving public house and restaurant

by our seller, and is still a licensed premises.

On the ground floor you'll discover two inviting bars, a restaurant, kitchen, and restroom facilities.

The first floor is equipped for the owners to live on site, with two cosy bedrooms, a bathroom, and a sitting room to retreat to at the end of a busy day.





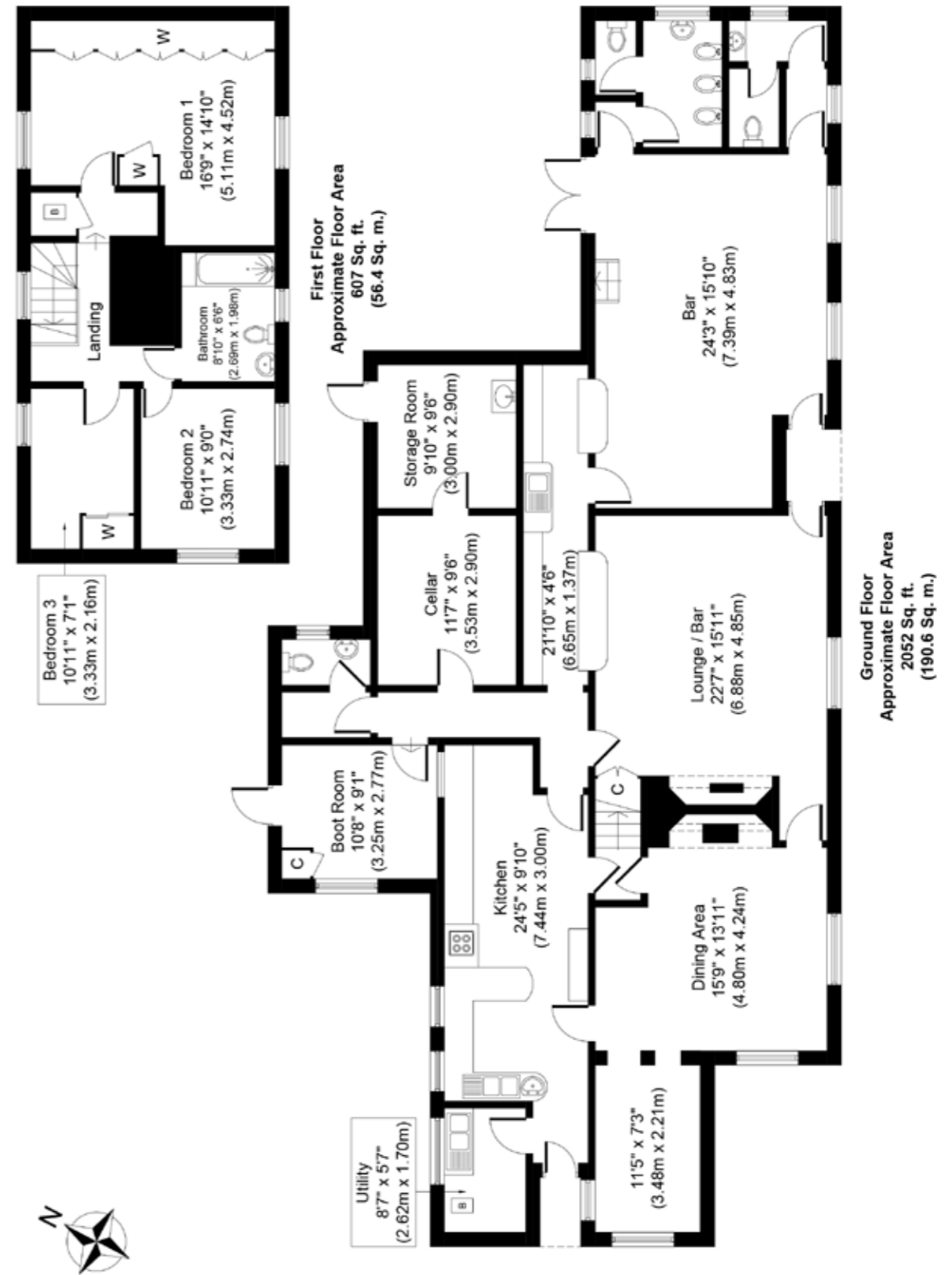






The outside space includes a hard landscaped car park providing ample parking for customers, a beer garden, and separate enclosed garden to the main residence.

This is a fantastic opportunity to revive this period property into a wholesome, public house at the heart of the community once again, and offers much potential to those business-minded buyers looking to invest, subject to all necessary consents.



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

Copyright V360 Ltd 2022 | www.houseviz.com



ALL THE REASONS



# Weasenham

IN NORFOLK  
IS THE PLACE TO CALL HOME



If your heart is set on the gentle bustle of a market town, but within easy reach of the coast and the countryside, Weasenham could be top of your list.

Being only seven miles from Fakenham, and little over 10 to Wells-next-the-Sea - this countryside spot could be your best of both worlds.

Split into two, Weasenham has an All Saints and a St Peters - with both areas named after their churches. The village offers glorious countryside views and has a good primary school.

In nearby Fakenham, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham

Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.



Note from Sowerbys



“The local community would love to see the Fox & Hounds open as their village watering hole once again.”

SOWERBYS



## SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Heating via oil fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 8164-3780-9972-3919-5822

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.

## TENURE

Freehold.

## LOCATION

What3words: ///liquid.alienated.served

## AGENT'S NOTE

There is a building plot in the garden which has more recently been sold.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL