



The Old Veterinary Surgery
East Rudham | Norfolk | PE31 8RD

TERRACED CHARM



In the sought-after village of East Rudham and highly accessible for both the market town of Fakenham and King's Lynn, this charming mid terrace brick and flint cottage offers three bedrooms (one with en suite) and, on the ground floor, versatile living space in the form of an open plan kitchen/dining room and adjoining reception room. With original features including exposed timber beams, a wood burner in the sitting room and an enclosed garden to the rear with established planting, the cottage also has the benefit of off road parking. The property is highly presented throughout, and early viewing is a must.







- Superb character Cottage in a Village setting
- Ideal permanent or holiday home offered with no chain
- Reception Hall, Open Plan Kitchen/Dining and Living Space
- Three Bedrooms (Bedroom and Bathroom on ground floor)
- Enclosed Garden and Off Road Parking
- Total Accommodation extends to 1117sq.ft
- Energy Rating E

A Unique Home

“Our parents bought what had been the veterinary surgery in the village over twenty years ago. It was uninhabitable!” the present owners said. “Our father wanted a project to truly make their own. They loved the proximity to the beaches and the quick commute to London.” After creating a bedsit they could live in on the first floor, they set about the process to transform The Old Veterinary Surgery into the wonderful home it is today. “They did all the work themselves with help from family, and created a unique property,” the owners said, which is quite an achievement because it had been an active veterinary surgery complete with a waiting room, kennels and even an X-ray room.



On entering the property, one is immediately struck by how spacious the entrance hall is with a double height ceiling at one end. One of the three bedrooms leads off from this area and, conveniently, right beside it is one of the two bathrooms. Beyond the entrance hall is the open plan kitchen/dining room, which adjoins the living room, and which together offer a large and incredibly versatile living space. “The kitchen/living room is great in summer with all the doors open and can host a large party of friends and family. And it’s incredibly cosy in winter with the wood burning stove,” the present owners said. There is a charming vaulted ceiling above the living room with exposed timber beams and an area on the end wall of white-painted flint. And this large living space situated to the rear of the property has the benefit of views into the garden which can be quickly accessed through the two sets of doors. Upstairs, there are the two further bedrooms and another bathroom.

Outside

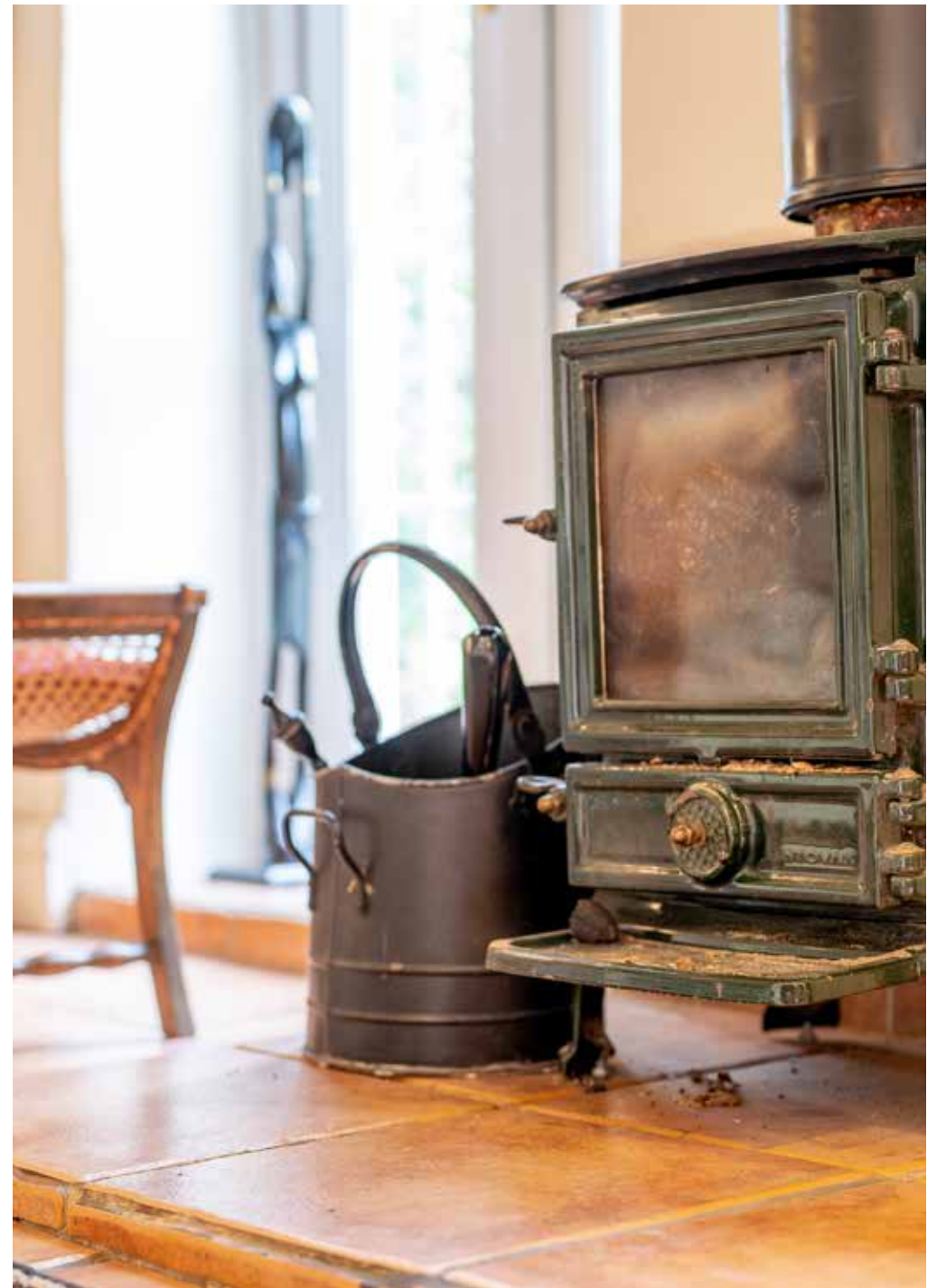
The south facing garden is secluded with a terraced area and is shingled between the borders which have established planting. "It is very private and quiet and a real suntrap," the owners said. "Many birds visit the garden which has a hidden fresh water well in it! The shed in the garden was built by our parents and family, it has a tiled roof and is fully insulated with double glazing. It was used by my mother to create her pottery in." There is vehicular access to the end of the garden, which provides off road parking.

Village and Around

The popular and thriving Norfolk village of East Rudham is ideally located as the nearby A148 means that the market town of Fakenham approximately seven miles to the west can be quickly accessed for shopping and its range of amenities. Taking the A148 in the opposite direction, the town of King's Lynn is around a twenty-five-minute drive where there is a direct rail link to London King's Cross (approximately 1 hour and 40 minutes) and Cambridge (40 minutes).

The village of East Rudham itself offers some local amenities. The Old Veterinary Surgery is a stone's throw away from the popular Crown public house which overlooks the village green and serves traditional ales and locally sourced quality food. The village also offers a well-regarded pre-school and primary school and Jane's Corner Tea Rooms, which is not only a café but promotes the work of local artists.

When asked about favourite local spots, the present owners had no hesitation in making recommendations. "I love West Acre gardens; it's a beautiful old walled garden that sells plants and has a little café, and is owned by Anthony Gormley. Socius in Burnham Market is fantastic for Sunday lunch, and the Victoria is perfect for breakfast and a walk on the beach at Holkham." Coastal destinations such as Wells-next-the-Sea are a quick twenty-minute drive where the celebrated North Norfolk beaches can also be enjoyed and offer some outstanding walks.





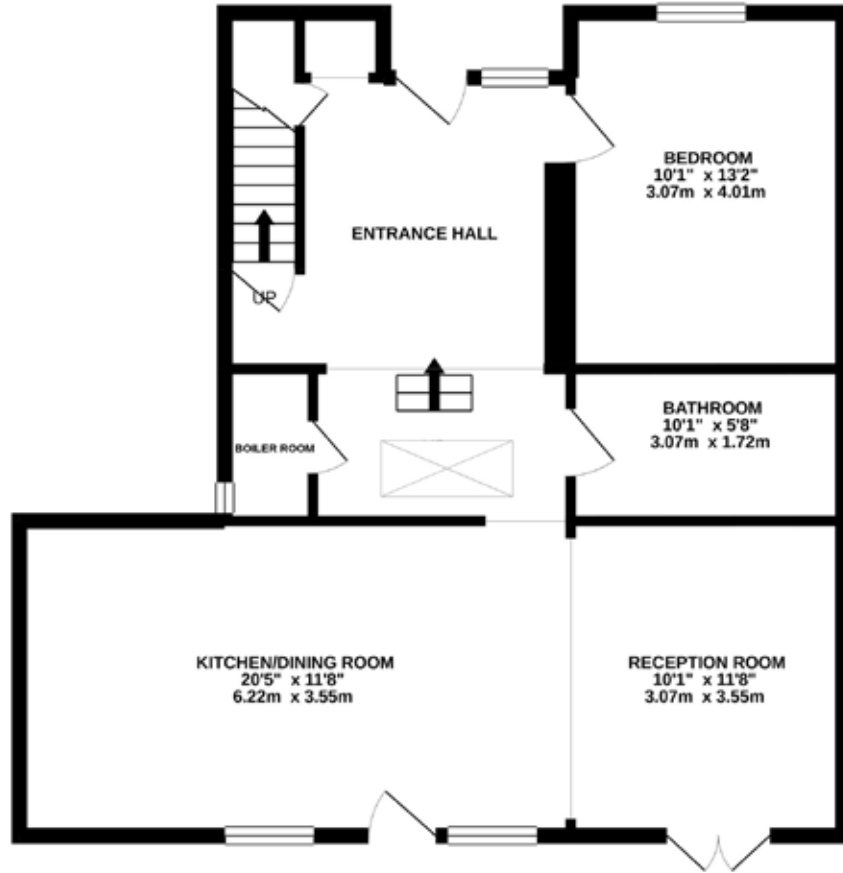




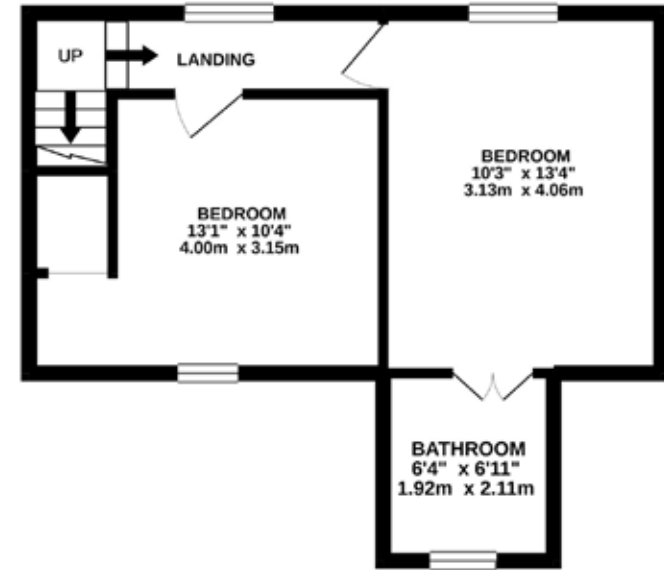




GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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On Your Doorstep...

East Rudham is a small historic village based around a large village green surrounded by many attractive period properties mainly Georgian. The village offers a good range of everyday shopping facilities, a tea shop, a village store and veterinary surgery. The award winning village pub, the Crown Inn, is highly regarded for the quality of its food and serves the finest seasonal local produce. For those with young children there is also a very popular primary school. The village is situated within easy reach of both the market town of Fakenham and the medieval town and port of King's Lynn with its mainline rail link to London Liverpool Street.

How Far Is It To...

East Rudham lies approximately 6.5 miles south west of the market town of Fakenham and around 32 miles north west of the Cathedral City of Norwich and just over 15 miles north east of Kings Lynn. The sandy beaches of the North Norfolk coast are just over 10 miles away, with Wells next the Sea (14 miles), Hunstanton (18 miles) and Cromer around (28 miles). There are rail links from Norwich to London and there is also a mainline connection from Kings Lynn to London.

Directions...

Leave the market town of Fakenham on the A148 heading in the direction of King's Lynn. Upon entering the village just before "The Crown" turn left onto Station Road and then right onto The Green. The property is found opposite Jane's Tea Room.

Services

OFCH, Kings Lynn & West Norfolk Borough Council

The Property is Freehold



Fine & Country Fakenham Office
1 Bridge Street, Fakenham
01328 854190

Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		79 C
5-68	D		
9-54	E	50 E	
1-38	F		
-20	G		

Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com



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FOUNDATION

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