



THE STORY OF
Station House

East Rudham, Norfolk

SOWERBYS

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Station House

Station Road, East Rudham,
Norfolk, PE31 8SX

Ideal Investment, or Multi-Generational Opportunity

Brick and Flint Character Property

Two, Three Bedroom Adjoining Houses

Kitchen/Family Rooms

En-Suites and Family Bathrooms

Private Roof Terrace

Outbuilding and Adjoining Workshops and Stores

Off Road Parking

Landscaped Gardens

Open Field Views

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“...a characterful home, perfectly suited to modern day living.”

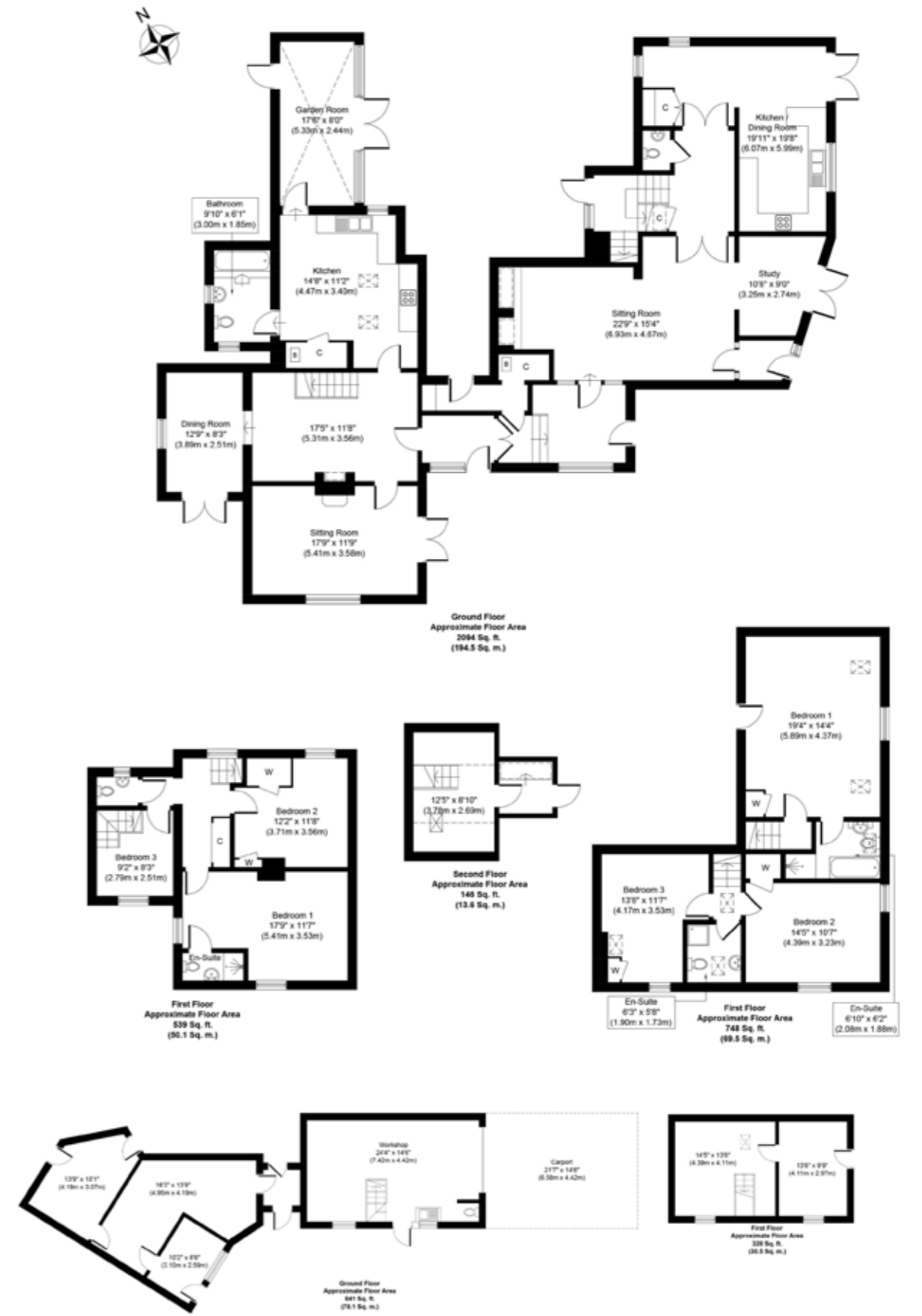
Formerly the station house for the railway running through East Rudham, Station House has since been reconfigured, extensively extended and is now a property of two halves, registered as one title. The extended half has been run as a successful rental but would also be ideal for those buyers looking for multi-generational living.

Access to both sides of Station House is via a spacious entrance lobby, which has further doors to both sides. There is ample reception room space in this property with multiple charming fireplaces throughout. The views are quite spectacular from the sitting room

in the main house, via its large picture window to the front aspect.

Overlooking open countryside, Station House boasts two adjoining three bedroom houses. Whilst the original character has been retained, there is a nod to more modern day living in both sides of the property. The kitchens are spacious, enabling space for families to eat and relax. The first floor principal bedrooms benefit from en-suites and family bathrooms serve the other bedrooms. One of the spacious principal bedrooms is complemented by its terrace providing private garden space.





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.



There is a lot to take in at Station House, not least the range of outbuildings, currently providing storage and workshop space. Our vendor is an engineer by trade and much time has been spent engineering the next project in this area of the whole property. Space is in abundance at this charming property, further complemented by off road parking.



The outside space includes a mainly lawned garden interspersed with a range of trees and shrubs and a rather spectacular raised decked area, providing private space to look out and enjoy the fantastic views over the open countryside of the Raynham Estate.

The property must be viewed to fully appreciate its space, flexibility, opportunities and location.



ALL THE REASONS



East Rudham

IN NORFOLK
IS THE PLACE TO CALL HOME



An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, 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.

The village was built around a central green with many period properties.

It has a village hall/social club with sporting facilities, a coffee shop which serves pizza on certain evenings, pubs, a thriving primary school and a vet.

A mobile postal van operates Monday to Friday and a general store is due to open soon.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the



East Rudham village green



SERVICES CONNECTED

Mains electricity, private water supply and shared septic tank. Oil central heating from two oil boilers, which can be run conjoined or separately.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

Station House: D. Ref:- 0771-3009-4201-1079-0204

Annexe: E. Ref:- 0320-2237-7010-2309-8935

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: ///front.factored.masters

AGENT'S NOTE

The septic tank is shared with the Station owners.

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.

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