

Manor House Fakenham, Norfolk



Jackson-Stops
& Staff





Fine 4 bedroom
Grade II listed house
with beautiful
Regency features and
set in 1 acre (stms)
walled gardens, close
to the centre of this
attractive market
town, 8 miles from
the coast.

Features

- Grade II listed mainly Georgian house
- Original features throughout
- Generous sized accommodation
- Kitchen/breakfast room
- 3 reception rooms including beautiful drawing room
- Large pantry and laundry room
- Cellar
- Separate ground floor studio apartment/annex
- Landscaped walled gardens of about 1 acre (stms)

Driving Distances (approx.)

- Coast 8 miles at Wells-next-the-Sea
- King's Lynn 22 miles
- Norwich 25 miles





Situation

Fakenham is an attractive market town, nestling on the banks of the River Wensum, with many original, period buildings emanating from the central market place, dominated by an impressive parish church suggesting the wealth of the area in medieval times. As well as being recently quoted as the 7th best place to live for quality of life in a Country Life survey, the town is often described as a gateway to the north Norfolk coast which is situated some 8 miles away at Wells-next-the-Sea.

Once a week the town is transformed by its market and auction with a farmer's market monthly and at least 12 race days a year held at Fakenham Racecourse – one of the finest national hunt racecourses in the country. There are plenty of amenities on offer including schooling for all ages, medical centre, 3 supermarkets, plenty of pubs and restaurants, cinema, library, sports grounds and garage. The surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.



Historically, Tunn Street is purported to be the oldest street in Fakenham from which the main town grew. Manor House is mentioned in Kelly's Directory of 1883 as being a nurse's home for supplying trained nurses for sick and indigent persons. The current owners are in possession of a photograph to support this showing nearly 20 beautifully turned out young

women on the lawn, overseen by an austere superintendent.

Description

Manor House is a fine Grade II listed property, Georgian in its origin of around 1820, with early Victorian additions. As denotes the architecture of the time, the Regency style is reflected in the generously proportioned rooms, high ceilings, marble fireplace, external door with fanlight, extensive cornicing, Roman inspired alcove and deep sash windows, many with original shutters.

The principal reception rooms and bedrooms of the main house look out across the 1 acre (stms) gardens down to the stream, a wildlife haven, beautifully landscaped with mature shrubs and specimen trees including black walnut, silver birch and flowering cherry as well as pathways between beds of cultivated flowers. To the south lies a further, sheltered walled garden with vegetable beds whilst, to the east, a second cobbled and gravelled courtyard, with double cast iron gates to Tunn Street, has an open double garage and a range of useful outbuildings. Here can also be found the access to the freehold ground floor studio apartment/annex which is included in the sale. The apartment is situated in the adjoining building, 12-16 Tunn Street (once an extension of the nurse's home), and it is thought, could be incorporated back into the main house as extra living accommodation if required.





Directions **NR21 9BJ**

From the Market Place, on the junction with Old Post Office Lane, turn left down Quaker Lane which becomes Tunn Street. The property can be found a short way down on the right through brick pillared gate.

Local Authority

North Norfolk District Council.
Council Tax Band: A £1,031.41
and G £2,578.53 2014/15

Services

Mains water, mains drainage and electricity. Gas-fired central heating.

Fixtures & Fittings

Items regarded as fixtures and fittings including carpets, curtains, light fittings, kitchen appliances and garden ornaments are excluded although these items may be available by separate negotiation.

Viewings

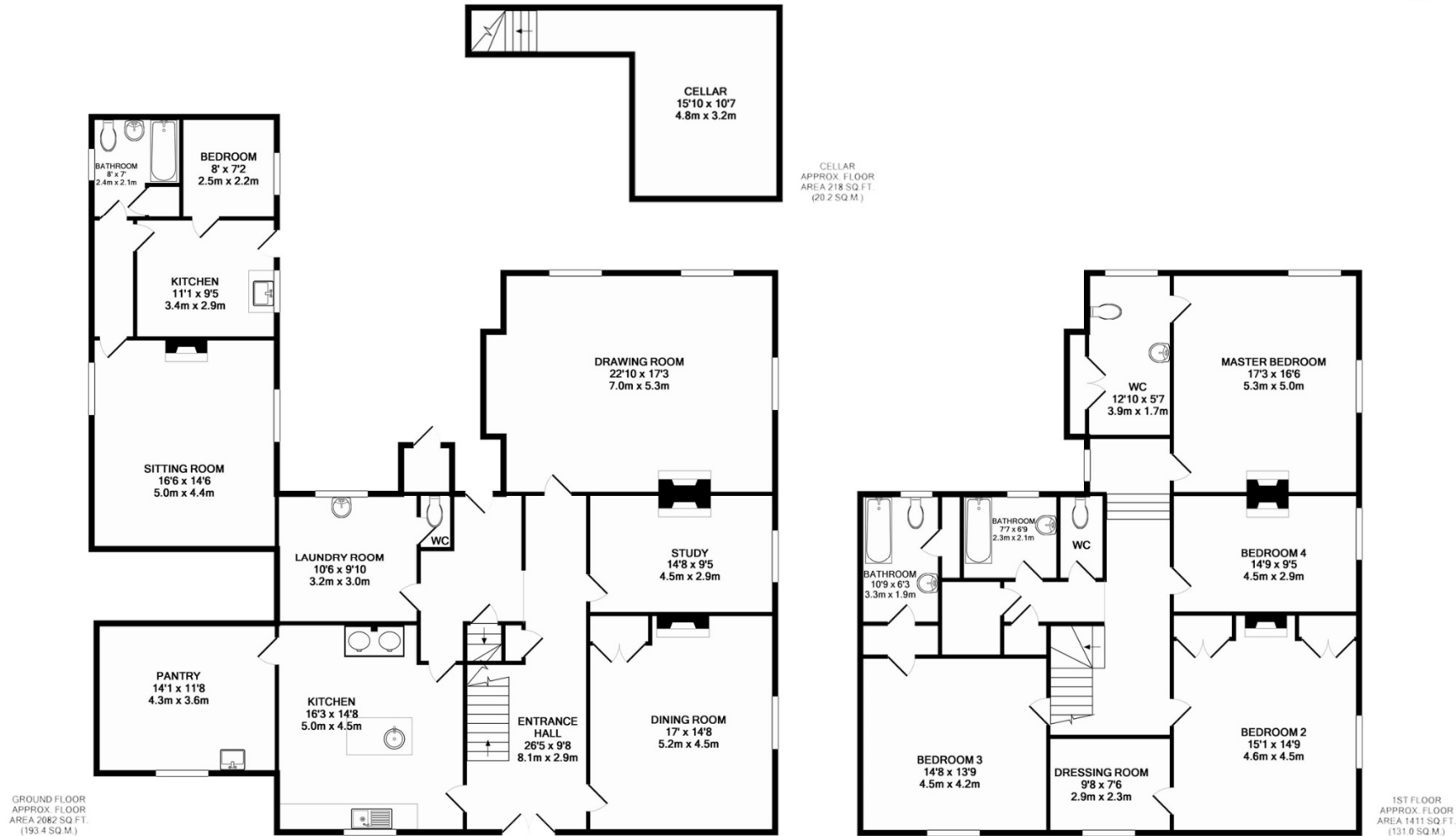
Strictly by prior appointment with sole agents Jackson-Stops & Staff. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Manor House, Tunn Street, Fakenham, NR2 9BJ

TOTAL APPROX. FLOOR AREA 3710 SQ.FT (344.6 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. Made with Metronix © 2014

Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 2015