



THE STORY OF

6 Grove Farm Barns

Sculthorpe, Norfolk

SOWERBYS



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Creake Road, Sculthorpe, Norfolk
NR21 9NB



Well-Located Close to Town and Amenities

Spacious Kitchen Family Room

Cloakroom and Separate WC

Three Double Bedrooms

Principal Bedroom and En-Suite Shower Room

Family Bathroom

Three Separate Garden Areas

Garage and Allocated Parking

Enclosed Plot

Chain Free



SOWERBYS FAKENHAM OFFICE

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“This has been a fantastic retreat, it’s quiet and peaceful and let’s us enjoy bird watching nearby.”

Used as a second home, our vendors and their family have enjoyed countless happy visits in their eighteen year ownership.

Once the home of ‘English Country Cottages’ this range of barn conversions provide sanctuary for holiday homes and main residences, incorporating a delightful green area and duckpond, within the site.

This single storey residence is delightfully designed to ensure the bedrooms are in one wing and the living accommodation

the other. The character is in abundance with stunning vaulted ceilings, oak floors, wood burner stove and latched doors. Allocated parking spaces and a single garage are also included.

The shaker style kitchen is perfect with its integrated appliances, butler sink and ample space to house a large dining suite to allow entertaining and sociability. One of the double set of french style doors feeds beautifully into one of the three garden areas, allowing the outside in and flooding the room with light.

The sitting room with its vaulted ceiling and double doors leading to the rear courtyard garden, is a beautiful room to cosy up by the wood burning stove or throw open to the courtyard in the hotter temperatures.

Our vendors have enjoyed exploring the nearby Sculthorpe Moor, home of the 'Hawk and Owl Trust' and as keen birdwatchers they have been able to explore a little further afield to the coast and nearby RSPB sites.

They haven't been the only one to enjoy the Norfolk countryside. Their family dog also enjoys lots of exercise when joining them on their visits and the gardens are ideal for a new owner to establish their own ideas in creativity.

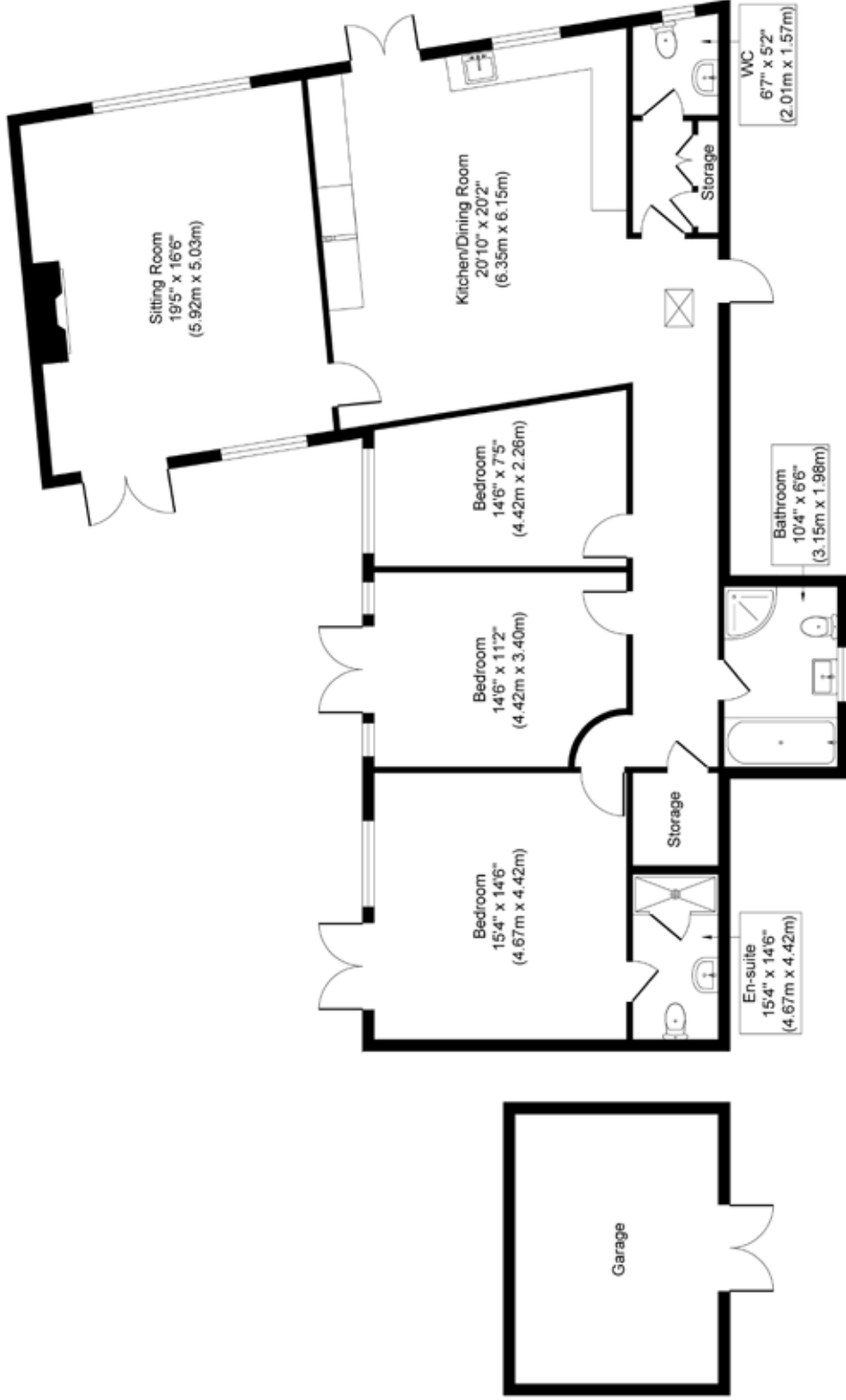












Ground Floor
Approximate Floor Area
1599 sq. ft
(148.55 sq. m)

Garage

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.

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ALL THE REASONS



Sculthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



A scattered village, Sculthorpe has two fine pubs, 'The Aviator' on one side of the A148 and 'Sculthorpe Mill' on

the other.

Sculthorpe is ideally positioned for the North Norfolk Coast with its many attractions and golf courses. There's also the Sculthorpe Moor Nature Reserve run by the Hawk and Owl Trust to reintroduce native birds to the area and to protect the natural environment.

The village is very close to the busy market town of Fakenham with its supermarket and pedestrian shopping precinct, its Thursday Market and monthly Farmer's Market. Fakenham also has a good sports centre.

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 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!



Note from the Vendor



“The home has a real presence,
especially with it’s vaulted ceiling.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0360-2587-3160-2622-1731

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.

SOWERBYS



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