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White Cottage

Colkirk, Norfolk

SOWERBYS



THE STORY OF

White Cottage

Church Road, Colkirk, Norfolk
NR21 7NS



Chain Free

Generous Size Plot

Planning Permission Granted to Extend

Three Bedrooms

Ample Parking to Driveway

Part Walled Garden



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“Huge potential to grow.”

Travelling through the heart of the Norfolk landscape, just out of the market town of Fakenham and at Church Road, Colkirk you find White Cottage.

Well located in its plot, the driveway provides ample parking and the part walled rear garden could provide sanctuary for a gardener looking to create a masterpiece.

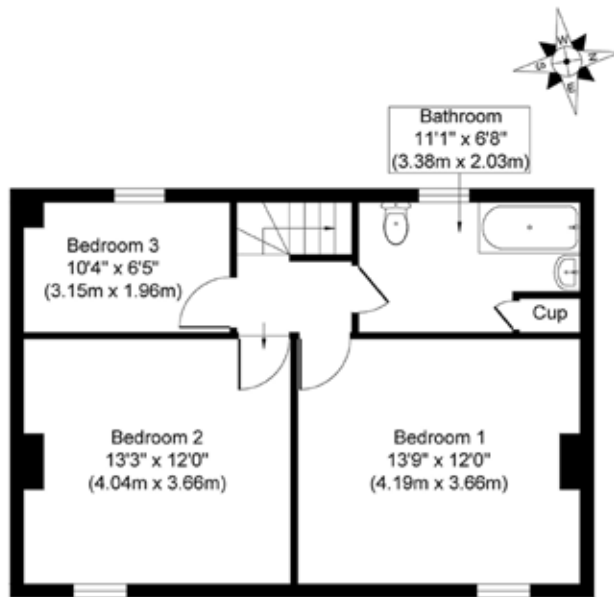
There is potential in abundance in this property, with a planning permission granted for a super kitchen and garden

room extension to the side and a reconfiguration to the interior, without compromising the outside.

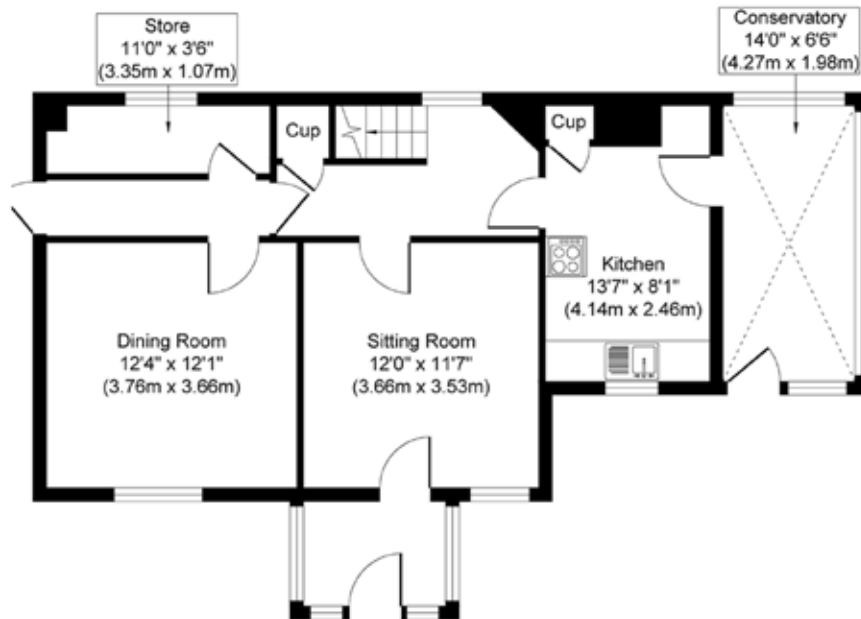
For those creative buyers looking for a project there is space to grow in abundance, whilst keeping the feel of the period cottage - alongside contemporary living.

The village pub is in walking distance and the north Norfolk coast beckons for those looking to explore...





First Floor
Approximate Floor Area
516 sq. ft
(47.93 sq. m)



Ground Floor
Approximate Floor Area
709 sq. ft
(65.86 sq. m)

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.

ALL THE REASONS

Colkirk

IS THE PLACE TO CALL HOME



A quiet village, Colkirk is about two miles south of Fakenham.

Dating from before the Domesday Book, the village has a church, a village hall, and a church pond - known as the 'church pit' in Norfolk dialect.

There's a thriving village school, a 'proper' village pub "The Crown" and a playing field for soccer, cricket, rounders and school sports days.

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!

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.

From grand homes and character cottages to quality new-build houses, Fakenham has an excellent choice of property for all budgets, and on the outskirts of town there are plenty of period properties set on large plots for those looking for a little more space.

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 the Vendor



“Nearby Fakenham has lots to offer,
it’s great for a day at the races.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via night storage.

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

F. Ref:- 0919-5125-5000-0559-9226

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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