



THE STORY OF

New House

Colkirk, Norfolk

SOWERBYS

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New House

Common End, Colkirk, Fakenham, Norfolk
NR21 7JD

Brick and Flint Charm

Kitchen/Breakfast Room

Two Reception Rooms

Four Bedrooms

En-Suite to Principal Bedroom

Family Bathroom

Double Attached Garage

Beautiful Open Field Views

Generous Sized Plot

Ample Parking

SOWERBYS FAKENHAM OFFICE

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“We love the view from the kitchen window overlooking the garden to the rear.”

New House is an ideal family home where our vendors have enjoyed many happy years, watching the seasons change over the far reaching open field views to its front aspect, in the sought after village of Colkirk.

The house is pretty with its brick and flint façade and double attached garage, sitting comfortably in its generous sized plot. Whilst it would benefit from some modernisation, the potential is vast. The kitchen has space for dining and there is an excellent walk-in store. Standing at the kitchen sink, overlooking the garden, there is no doubt it is a haven for wildlife.

The two reception rooms make for family entertaining and sociability, with the addition of the conservatory for extra space. The smaller of the sitting rooms is the perfect space to cosy up when the temperature drops outside.

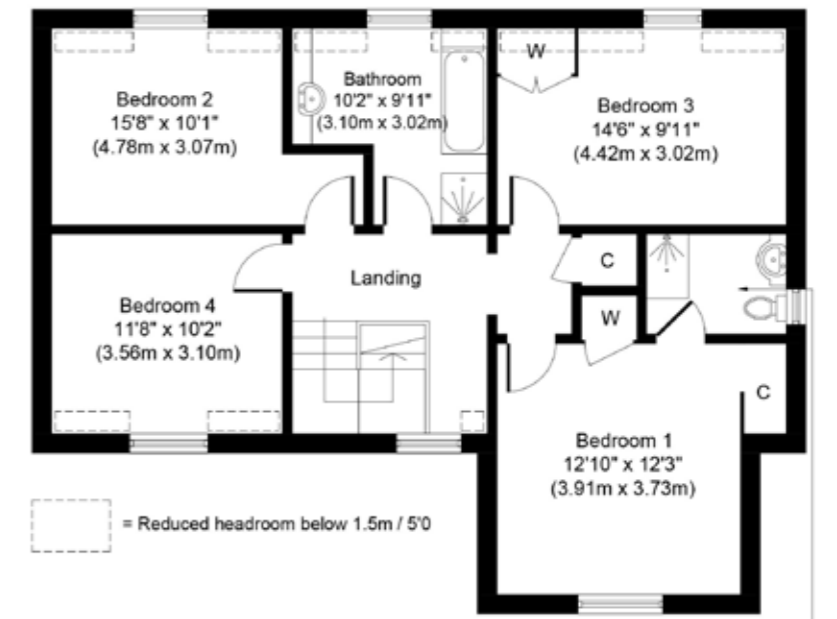
Upstairs the space continues at a premium with the four bedrooms, en-suite and family bathroom. The outside space benefits from ample parking to the driveway and the garden to the rear is lawned and private.



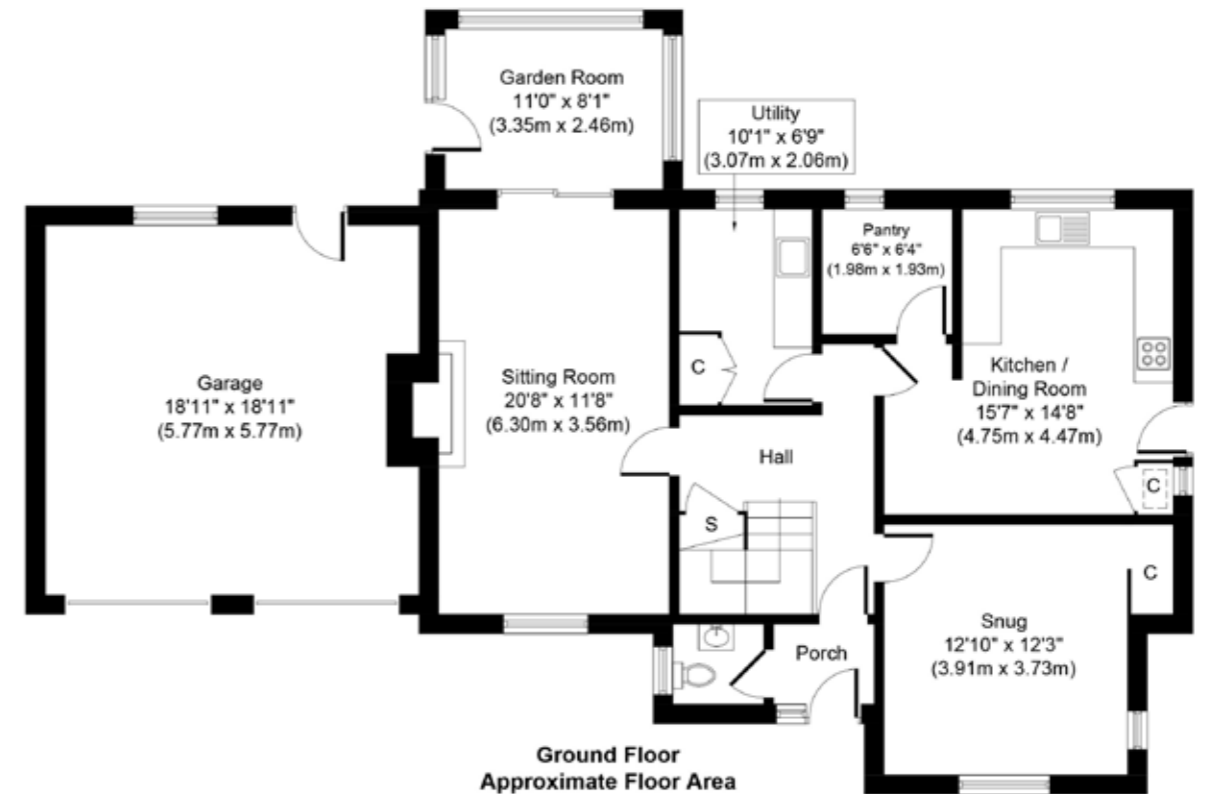
Individual in its design, New House is well located for the nearby market town of Fakenham, with its bustling Thursday market and is just twenty minutes from the north Norfolk seaside town of Wells-next-the-Sea, ideal for dog walking. Local attractions are in abundance with Pensthorpe, The Hawk and Owl Trust, The Thursford Collection, to name but a few.

Our vendors have enjoyed living close to family and work, but it is time for them to seek new horizons and for new owners to enjoy making potential changes and writing new chapters in the story of New House.





First Floor
Approximate Floor Area
868 Sq. ft.
(80.6 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
1392 Sq. ft.
(129.3 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 Sowerbys



Field views to the front of the property.

“The property enjoys beautiful open field views to the front.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and septic tank drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0258-1036-7275-3488-1924

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.

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