



THE STORY OF

Little Ivy

Fakenham, Norfolk

SOWERBYS

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Little Ivy

39 Norwich Road, Fakenham, Norfolk
NR21 8AU

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Period Family Home

Character Features Throughout

Cosy Sitting Room

Dining Room

Study/Playroom

Four Bedrooms to First Floor

Principal Bedroom Suite to Second Floor

Parking to Driveway

Enclosed Rear Garden

Close to Town Centre

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“The space and proximity to both town and the coast has made this a great part of living here.”

This delightful family home has been welcoming people inside over the course of its history.

It is a fine example of a double-fronted Victorian villa, with beautiful open fireplaces at the heart of the main characterful reception rooms.

Today, the home retains period features, notably the amount of decorative ornate fireplaces - which are a nod to its heart-warming history.

The property has been altered over time, not least the conversion of the loft space to provide a second-storey suite of rooms, including a sitting room, principal bedroom and en-suite with a feature free-standing bath - an ideal oasis away from the main living area.

For those buyers looking to work remotely, the third reception room is ideally placed, or of course for families looking for a playroom.



“A home which has been so welcoming.”



There is much potential for changes and modernising to be done, subject to necessary consents, which would enable the next chapter to be written.

Our vendors have enjoyed the proximity to the town and all of its amenities and being near the North Norfolk coast. The house sits back from the road and provides ample parking to its driveway. The rear garden is enclosed and the lawn is complemented by the covered decked area with its partial balustrade.

From its beginnings, Little Ivy has been a much-loved family residence and it will continue to provide sanctuary for whomever calls it home.

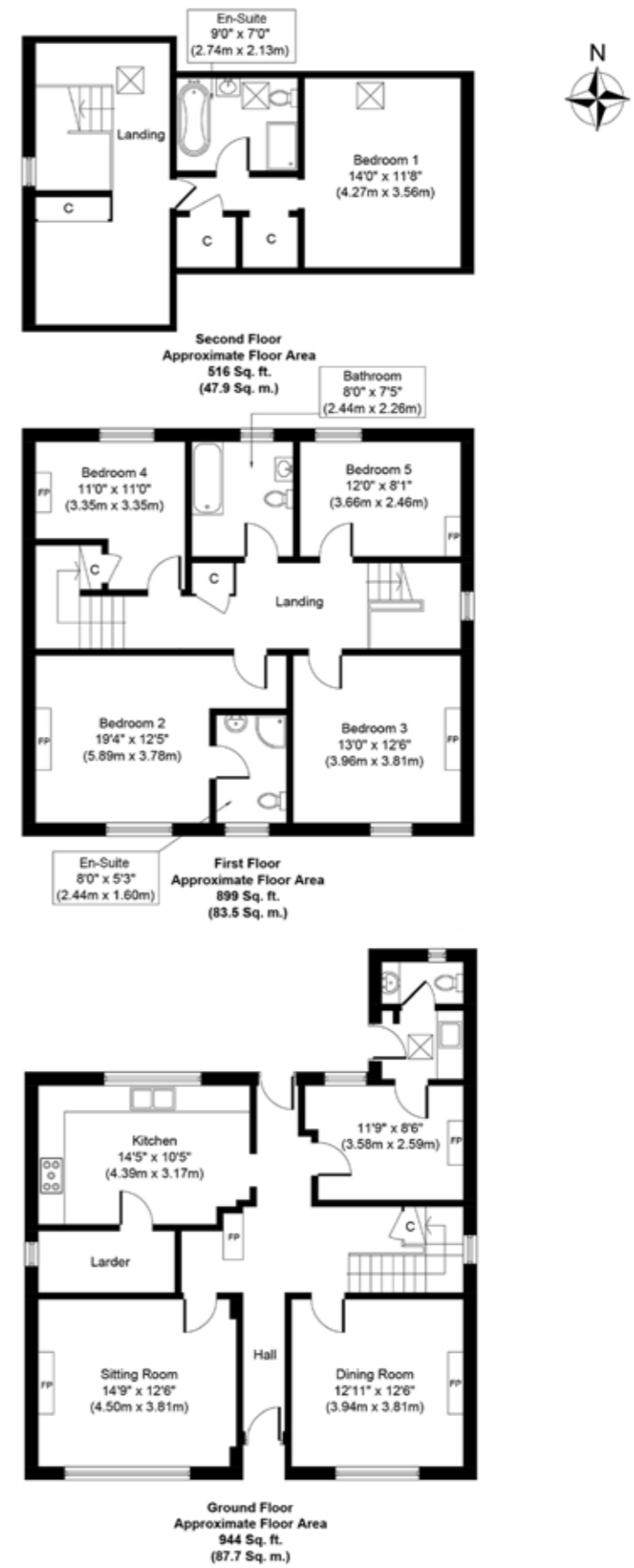


“The principal suite has been a favourite spot for our clients.”





“This has been a comfortable home but there’s room to grow.”



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

Fakenham

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.

Note from the Vendor



Fakenham is only a short drive to Wells-next-the-Sea, an ideal spot to relax, have a bag of chips and take in the sea air.

“This home's been in great proximity to the coast.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0136-3020-2201-8762-1204

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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SOWERBYS



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