



4 Bailey Row  
Sporle | Norfolk | PE32 2EB

# RURAL IDYLL



With a setting in the popular pretty rural village of Sporle, this semi-detached brick and flint period cottage dates in part back to 1748 with wonderful preserved features including exposed beams and an inglenook fireplace. The charming approach to the property is guaranteed to make an impact via a footbridge spanning a small stream and then through the lawned front garden with hedged boundaries and a range of rose bushes.

The accommodation is deceptively spacious, comprising four bedrooms and a family bathroom on the first floor, while on the ground floor there is a spacious dining room adjoining the kitchen, a sitting room, garden room and a shower room and utility room. With a substantial garden of .24 acres (STS) including a brick weave terraced area and a summerhouse, the cottage can also be accessed from the rear where a detached brick-built garage, a car port and ample off-road parking are to be found.







- A pretty, red brick Norfolk Cottage in a popular rural village
- Now a charming family home packed with character and beautifully presented
- Sitting Room, Garden Room, Open plan Kitchen/Dining/Family room
- Utility and ground floor Shower Room
- Four Bedrooms and family Bathroom on the first floor
- Super Gardens, approaching ¼ plot with Garage
- Total Accommodation extends to 1318sq.ft
- Energy Rating E

#### Perfect Home

“The property was exactly what we were after; a home with loads of character and somewhere our children could grow up. There is a lovely garden, with an additional plot at the back with potential for future development. Sporle is also very well placed, just off the A47, and perfect for each of our jobs in Kings Lynn and Norwich – an exactly halfway house,” the present owners explained.

“With its beautiful original beams and large fireplace, we’ve kept the character of the cottage as best we could, with loads of storage space in pretty much every room,” the owners said in relation to improvements during their time at the property. “We opened up the existing archway between the kitchen and dining room, allowing natural light to flow through the space. It’s great to be able to cook and talk to our family while they play games or do work on the dining room table. The dining room is a lovely open space where we always host Christmas for all the family with enough room for up to eighteen people. The living room is beautiful; with the log burner on in the winter the family get to cuddle up on the sofa and enjoy a movie.”

“We’ve redecorated the whole house and installed a gorgeous kitchen with loads of worktop space, a range cooker and room for a large fridge. It’s easily our favourite room in the house. The kitchen keeps with the theme of a modern country home. We have also just installed a brand-new external boiler, which should hopefully last the next owner a good twenty years!”

“Our daughter was born whilst in this house, which inspired us to convert the office into a nursery which would also hold a single bed. It’s been amazing watching our children grow up here, and we are incredibly sad to leave. We’ve hosted Christmases and birthday parties, lovely barbecues outside, and picnics under the stunning willow tree. We were planning on changing the house name to Willow Tree Cottage ... in the summer, it’s the envy of all our friends.”

“The house is perfect for many types of family, be they young professionals (with fibre broadband available), those with small children, or those wishing to take it easy later in life.



The house has so much character; it's clean and low maintenance, with a stunning garden for hosting friends or just enjoying the sun. The additional plot of land at the back would be something we're sure a builder would love to develop."

"If we could take our house with us, we would. We love it and will be devastated to leave it behind – we're only moving for job reasons. We're so proud of our home: it's everything we dreamed of, and incredibly happy memories will be coming with us. I'm also going to miss having a Costa Coffee so close at only a two-minute drive!"

#### The Garden

The cottage benefits from a substantial garden with beautifully stocked plant and shrub borders and a good selection of mature trees. "Other than January and February, the garden is always in colour. The previous owners knew what they were doing, so there's always something coming through – snow drops, daffodils, then tulips and poppies. It's wonderful, and our cat must think she's in heaven!" the owners said. "Our large summer house, which has full electrics and heating, has been previously used for accommodation. We also have a very useful garage and carport, and can accommodate five cars at the back of the house in addition to on-road parking. There is a large work shed as well, perfect for storing mowers etc."

"We get some wonderful wildlife; the bees love our lavender plants, and we have robins, and even once a stunning bird of prey using our willow tree for temporary accommodation!"

#### Rural Haven

"There's a post office thirty seconds' walk away – a super convenient shop, which opens until late as I'm always forgetting something at Tesco!" the owners said. In addition to the village shop/post office, the village of Sporle offers a primary school, community centre, a playing field and a public house called The Squirrels Drey. "Swaffham is less than five minutes' drive," the owners added. The market town of Swaffham is approximately four miles in distance and offers a variety of shops in the town centre, Waitrose, Tesco and Asda supermarkets, and a good selection of places to eat such as the renowned Strattons Hotel. Leisure facilities include Swaffham Leisure Centre and Swaffham Golf Club. Swaffham is situated approximately fifteen miles east of King's Lynn and around thirty miles from the city of Norwich, both of which can be accessed directly via the A47.

"There are lots of great walks which we found during the pandemic, with cow, sheep and pig fields all within a mile's walk, which our children loved." The historic village of Sporle appeared in the Domesday Book of 1086 and the surrounding area certainly has an abundance of places of historic interest such as Castle Acre, and the stunning north Norfolk coast is also within easy reach.









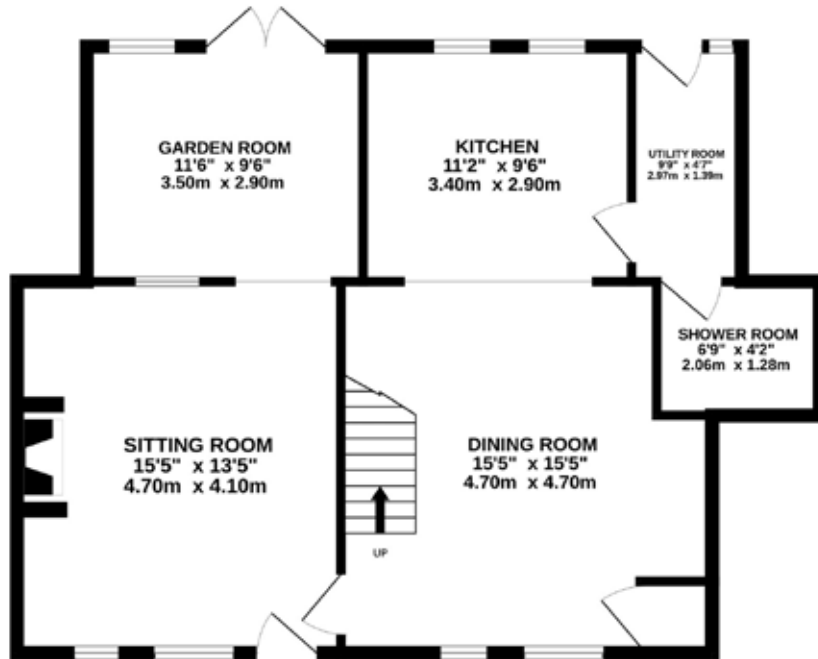




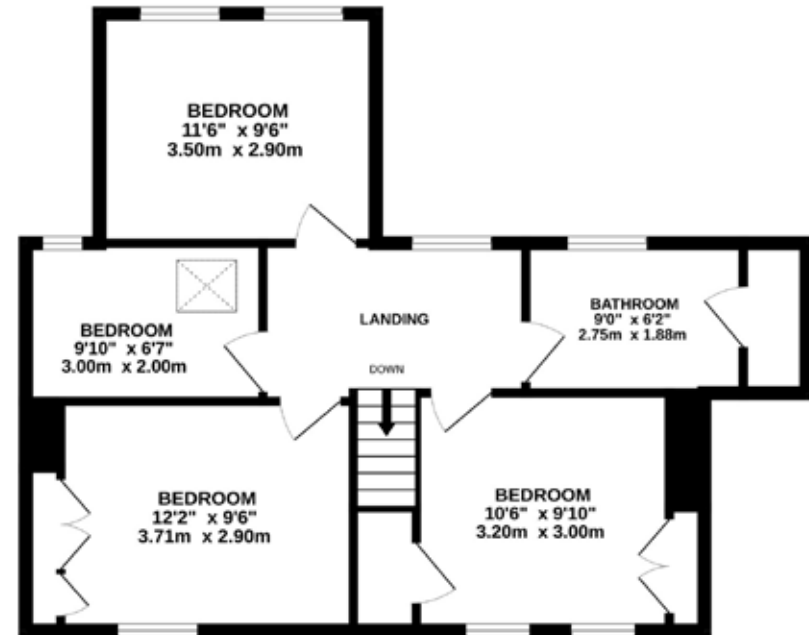




**GROUND FLOOR**  
739 sq.ft. (68.7 sq.m.) approx.



**1ST FLOOR**  
578 sq.ft. (53.7 sq.m.) approx.



**TOTAL FLOOR AREA: 1318 sq.ft. (122.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On The Doorstep...

The village of Sporle is mainly built along one meandering main street and is situated 4 miles from Swaffham. Sporle has a public house 'The Peddars Inn', a primary school and a village shop 'Three Ways' which is only a 3 minute walk away and open from early till late. The parish newsletter carries a wealth of information on things to do in Sporle such as the reading group, pensioners' lunch group, art club and pre-school group. Sporle church, St Mary's, has a bell tower at its west end and a Gothic font. It also has an interesting Methodist church. Swaffham provides numerous amenities such as doctors surgeries, a post office and several supermarkets along with a high school, to which transport is provided.

### How Far Is It To?...

Only 19 miles is Kings Lynn which offers a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London Kings Cross taking 1 hour 40 minutes. Only a few miles away is the historic market town of Swaffham which is situated just off the A47 and has an extensive selection of shops, pubs, restaurants and a wide choice of sports activities. The town also has a popular Saturday market and many interesting historic buildings which include 'The Buttercross' and majestic Parish Church. The market town of Fakenham is just 14 miles south-west and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Race Course, with Golf Course and Leisure Centre.

### Services...

OFCH, Mains Water & Drainage  
 Breckland District Council  
 Council Tax Band B £1537.77 PA

Tenure  
 Freehold



Fine & Country Fakenham Office  
 1 Bridge Street, Fakenham  
 01328 854190

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

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FOUNDATION

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