



THE STORY OF

# Old Gardens Cottage

*West Raynham, Norfolk*

**SOWERBYS**

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# Old Gardens Cottage

Hollow Lane, West Raynham, Norfolk  
NR21 7ET



Delightful Modern Style Detached House

Cottage Style Character Throughout

Boot Room

Modernised Kitchen

Dining, Sitting and Garden Reception Rooms

Two En-Suite First Floor Bedrooms

Ground Floor Bedroom En-Suite

Mature Gardens

Garage and Parking to Drive

Immaculately Presented



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“The home offers so much flexibility...”

Travelling through the Norfolk landscape, a peaceful country lane lies secluded and it is here you will find Old Gardens Cottage.

The property was commissioned by our vendors in 1997 and is sited on what were formerly garden plots, serving the pretty little cottages, hence its name. It has been built in a mix of redbrick and flint, with a cedar clad annexe extension in 2018.

It exudes character throughout, with a perfect flow, and nestles perfectly into its plot.

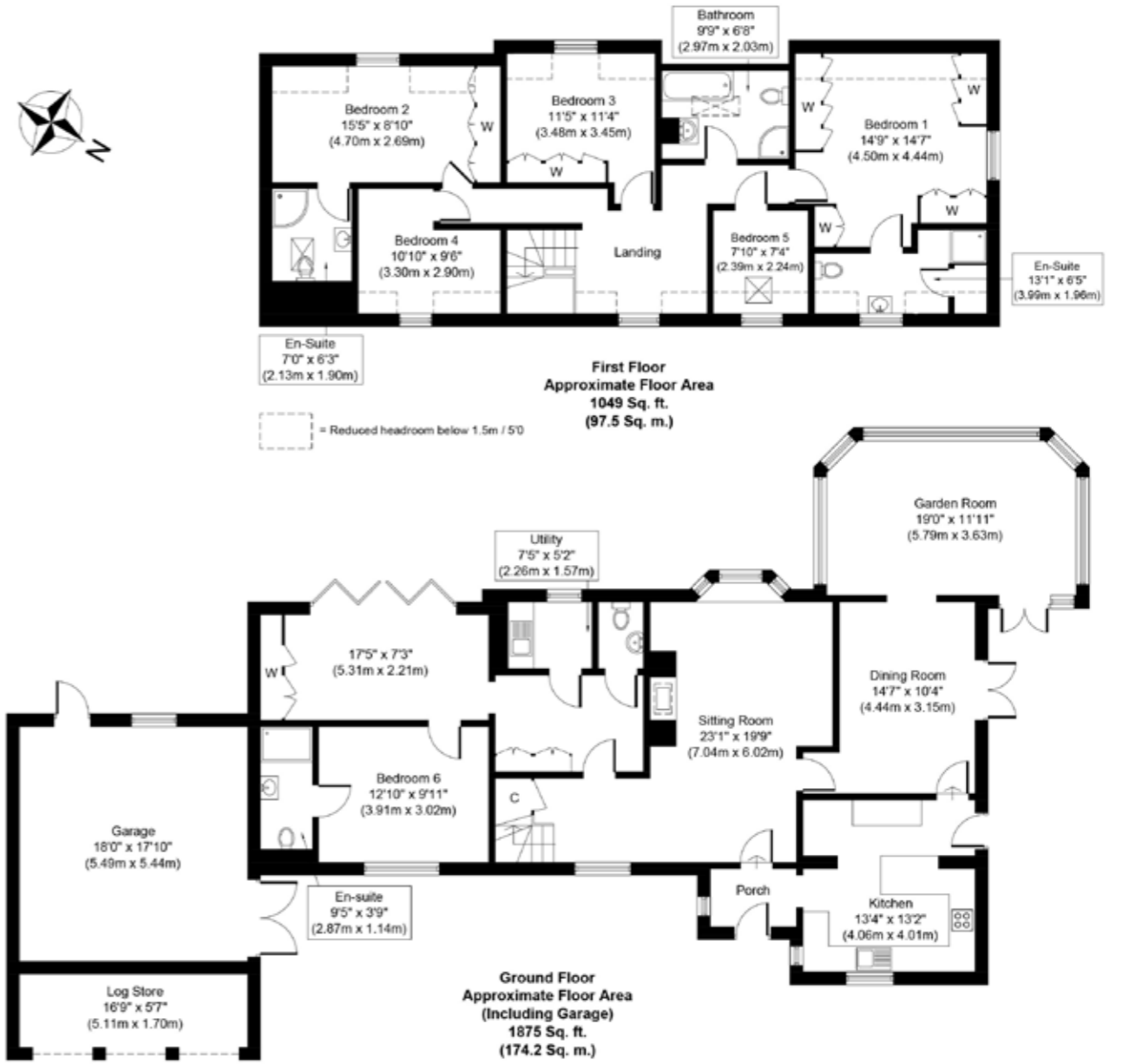
The property has more recently undergone modernisation in the kitchen, providing an ideal environment for cooks to show off. Clearly the love of entertaining is evident from the range of spaces to sit amongst family and friends, be that in the kitchen, the dining room or the outdoor covered space, all accessible from the kitchen.



Imagine after the dining experience, being sat by the cosy fire in the sitting room, or your guests being able to take themselves back to their accommodation in the annexe, superbly appointed with its en-suite bedroom and stunning bifold doors that lead to part of the south facing sanctuary garden.

Upstairs the bedrooms are plentiful, and the storage likewise. Two en-suites and a family bathroom means no shortage of facilities for the five bedrooms.





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.

The outside space has also been cleverly designed for the vendors needs, dividing the space into rooms for activities for adults and children alike. The driveway and the garage provide ample parking space and storage. It has been suggested, but would of course be subject to all necessary consents, that a building plot could be sourced in the grounds. In the meantime, the driveway and the garage provide parking and storage.

There is much attention to detail in this beautiful home, but there is also continued opportunity for a new chapter to be written by its next custodian.

“The outdoor covered area is wonderful for spending time together.”



ALL THE REASONS



# West Raynham

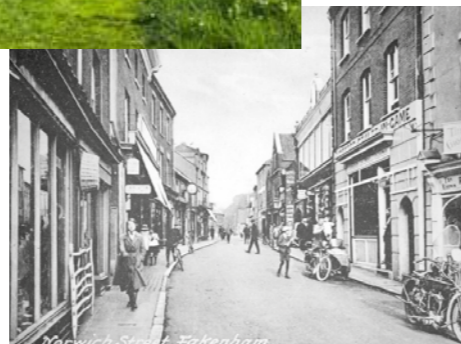
IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestling in the heart of the North West Norfolk countryside, West Raynham is a sought-after, small historic village, approximately five miles from Fakenham with a primary school and village hall. Unsurprisingly you are made to feel at peace on your approach to the village through the parkland, which includes a stunning tree lined route, overlooking the historic Raynham Hall and St Mary's church. In the village centre is St Margaret's church, first built in the 11th century and extended in the 14th century. It fell into ruin from the 1720s, but it has since been partially restored and is used occasionally. The parkland makes for excellent dog walking and exploring and not surprisingly there is a strong community spirit.

If you desire the gentle bustle of a market town, Fakenham is approximately five miles away. Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals, 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 – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. 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 Sowerbys



The garden at Old Gardens Cottage

“The garden is divided into rooms, perfectly suiting the whole family.”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0370-2975-3290-2327-1335

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.

## LOCATION

What3words: ///somewhere.slate.spark

## AGENT'S NOTE

There is right of way for two neighbouring properties over the garden to the side aspect.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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