



INTRODUCING

The Cedars

Helhoughton, Norfolk

SOWERBYS



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Raynham Road, Helhoughton,
Norfolk, NR21 7BH



Mature Plot of Two Acres

Planning Permission for a Traditional
Style House of Almost 6,000 Sq.Ft.

Wonderful Countryside Views

Delightful Rural Location, in the
'Gateway to North Norfolk'

Convenient Transport Links and a
Short Drive to the Coast



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“The mature, parkland style plot sits in the gateway to north Norfolk.....”

This stunning house has been designed by one of the UK's foremost classical architects, Ben Pentreath.

The planning permission was granted in spring 2022 for a traditional style house, set in two acres, overlooking the land of the Raynham Estate. Home to the Townshend family for nearly 500 years, the area is often referred to as the ‘Gateway to North Norfolk’.

This beautiful house will comprise just short of 6,000 Sq. Ft., and will include multiple reception spaces and bedrooms.

An attached garage will approach 500 Sq. Ft.

A sweeping driveway arrives at the front of the three storey home which, with its Georgian style façade and single storey wing to the rear, stands proud in parkland style surroundings.

Life here could be the sanctuary that buyers are searching for in a country residence, nestled on the edge of the village and twenty minutes from the north Norfolk coast, it is the perfect spot.



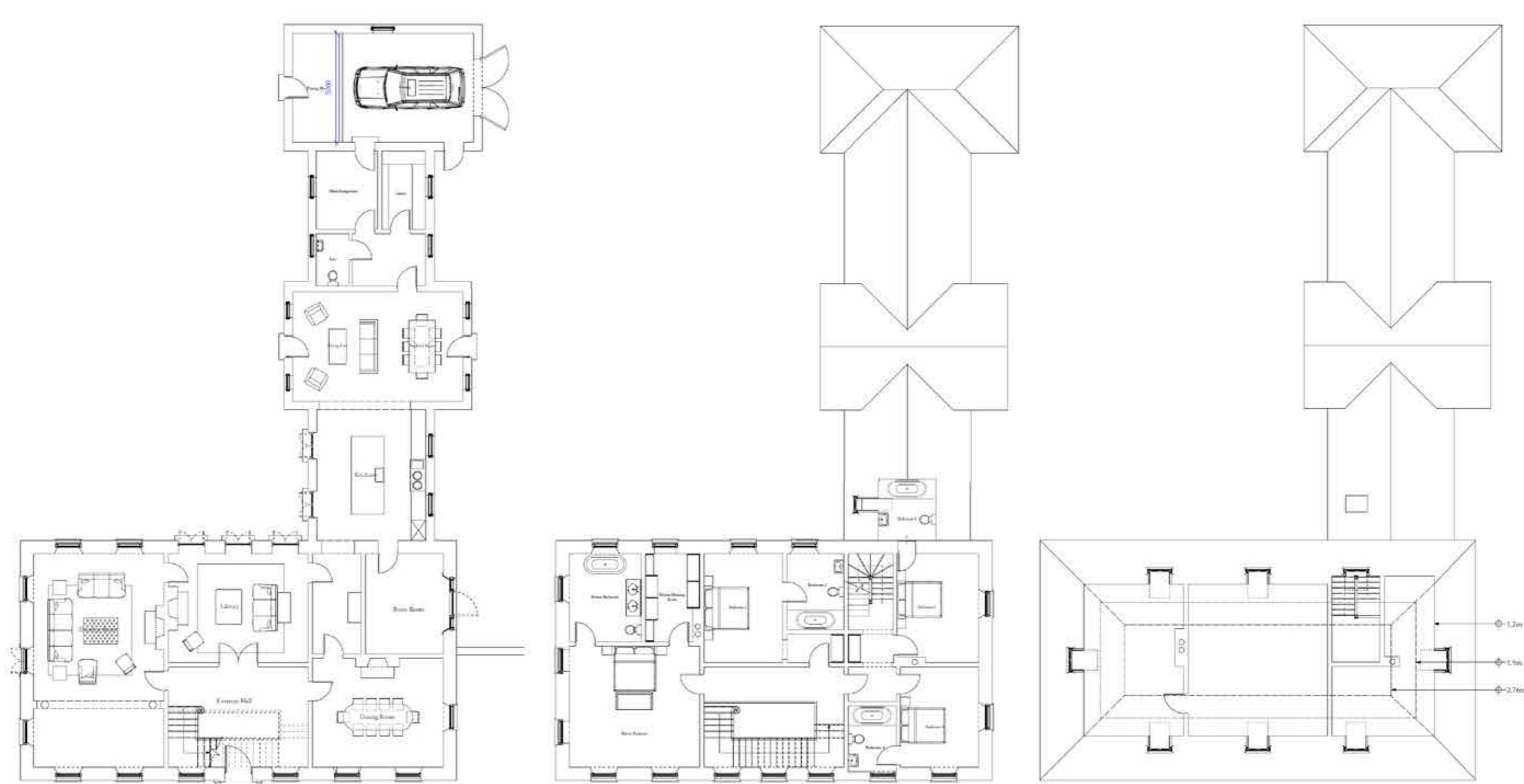
PROPOSED ELEVATIONS



SITE PLAN



PROPOSED FLOORPLANS



SOWERBYS — a new home is just the beginning

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

Helhoughton

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestling in the heart of the north west Norfolk countryside, Helhoughton is a sought-after, small historic village, approximately four miles from Fakenham. Neighbouring West Raynham has a village hall.

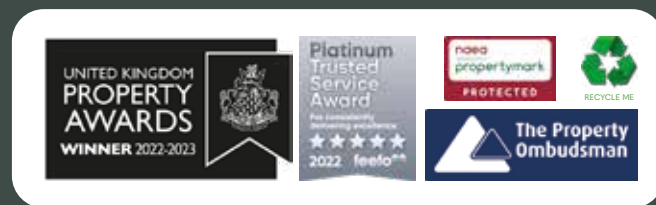
Unsurprisingly you are made to feel at peace on your approach to the village through the parkland, which includes a stunning tree lined route, overlooking the historic Raynham Hall and church, which was first built in the 11th century and extended in the 14th century. It fell into ruin from the 1720s, 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!



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