



THE STORY OF

# Clarence House

*Hempton, Norfolk*

SOWERBYS

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# Clarence House

23 Shereford Road, Hempton, Norfolk  
NR21 7LJ

Detached Edwardian House

Kitchen/Breakfast Room

Three Further Reception Rooms

Ground Floor Bedroom with En-Suite

Three Bedrooms to First Floor

Character Features Throughout

Off Road Parking to Drive

Stunning Open Countryside Views

Independent Access to the Rear Garden

Close to the North Norfolk Coast

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“The sitting room is beautifully complemented by its open fireplace...”

Nestled within its generous plot, just outside the north Norfolk market town of Fakenham in the charming village of Hempton, sits this delightful Edwardian family home, known as Clarence House.

The property's unique setting affords its owners a rare sense of privacy, and the changing seasons can be enjoyed from the front aspect, overlooking the idyllic fields. The children have taken a particular interest in observing the farming of these fields and the tractors used to cultivate them.

While the property has undergone changes over time, the charming character

of the home remains intact, complete with beautifully ornate fireplaces, picture rails and boarded floors. For buyers looking for ground floor living space, there is a generous size bedroom and en-suite bathroom, ideal for those guests who like their own space. The kitchen makes practical use of space and provides an informal breakfast area, whilst the adjacent dining room is perfect for families and entertaining. The sitting room is beautifully complemented by its open fireplace and has double doors opening to the garden room, which is an ideal space for the children to play and provides easy access to the rear south facing garden.



Upstairs, the pretty part-galleried landing leads to the three bedrooms which are served by the family bathroom. The front bedrooms enjoy the open field views.

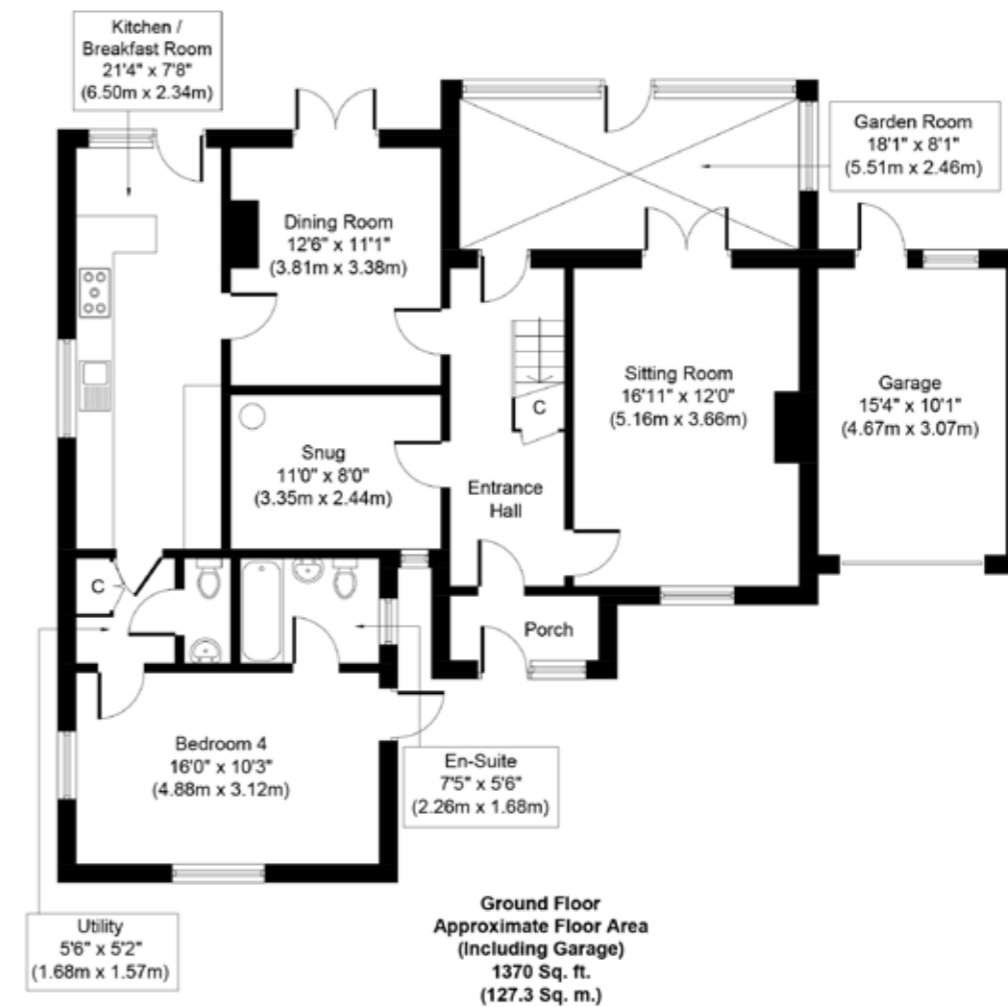
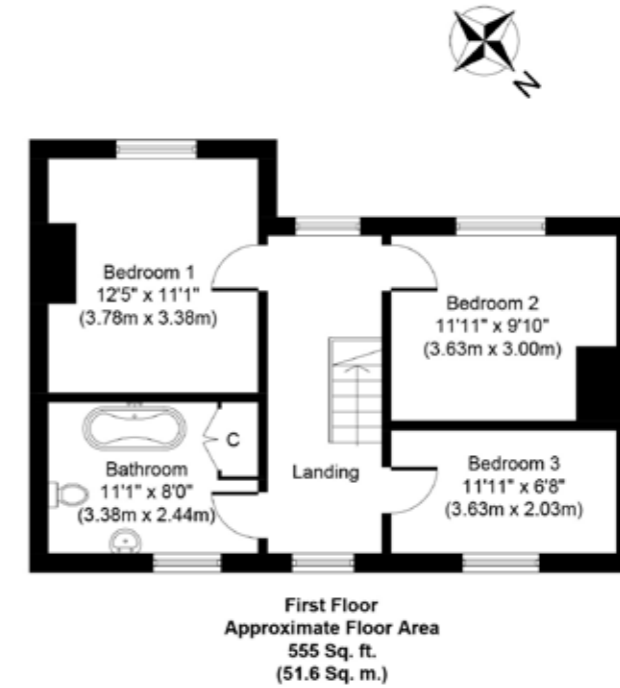




The garden is generous in size and includes double gates on the side of the plot, offering vehicular access to the rear for caravans and boats.

“We love the south facing back garden and observing nature’s changing seasons.”

This wonderful property has much potential for its next custodian, who can look forward to joining a friendly community with lovely neighbours. Enjoy walks to the Sculthorpe Mill, a delightful award-winning public house, and take advantage of the proximity to the much-acclaimed north Norfolk coast. Clarence House offers a fantastic opportunity for a beautiful and peaceful family home in a tranquil countryside location.



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

# Hempton

IN NORFOLK  
IS THE PLACE TO CALL HOME



A ten minute stroll along the River Wensum from Fakenham will bring you to Hempton, a charming village

on the outskirts of the bustling market town. Within easy reach of the sea, sandy beaches are just ten miles away, and 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



Field views from the bedroom.

“We have lovely field views upstairs, the kids love to watch the tractors go by...”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8377-7421-1220-2463-2922

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: ///inert.quarrel.gentlemen

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# SOWERBYS



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