



THE STORY OF

6 The Sheltons

Great Snoring, Norfolk

SOWERBYS

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6 The Sheltons

Barsham Road, Great Snoring, Norfolk
NR21 0HP

Exclusive Terraced Cottage Style Property

Fully Transformed Inside and Out

Contemporary Living Space

Innovative Storage

One Double Bedroom

Modernised Shower Room

Stunning Landscaped Part-Walled Garden

Cart Shed Parking Alongside a Further Allocated Space

Close to The North Norfolk Coast

Chain Free

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“Our favourite spot in the house is the open-plan living area overlooking the rear garden.”

Travelling through the heart of north Norfolk and its beautiful landscape, a peaceful country lane leads you to ‘The Sheltons’ a secluded, exclusive terraced run of cottage style properties nestled within a paved courtyard and complete with cart shed parking.

Having spent a considerable amount of time in the county, the vendors yearned for a unique and special place to call their own - a creative sanctuary in which to immerse themselves in the peaceful walled garden. The outcome is simply delightful.

The open-plan living area comprises a contemporary kitchen with integrated appliances and space to dine alongside a comfortable seating area which overlooks the garden. On chilly evenings, cosy up to the wood-burning stove while in the summertime, the bifold doors can be thrown open to let in the sunshine.

Innovative design elements ensure that built-in storage is cleverly integrated into the space, ensuring the living space is not cluttered.



The double bedroom is beautifully complemented by a modernized shower room located just across the hall, and plantation shutters on the bedroom window ensure utmost privacy. The fixed ladder on the inner hall wall leads to a spacious loft area, made light by its Velux windows and boasts more of the innovative storage.





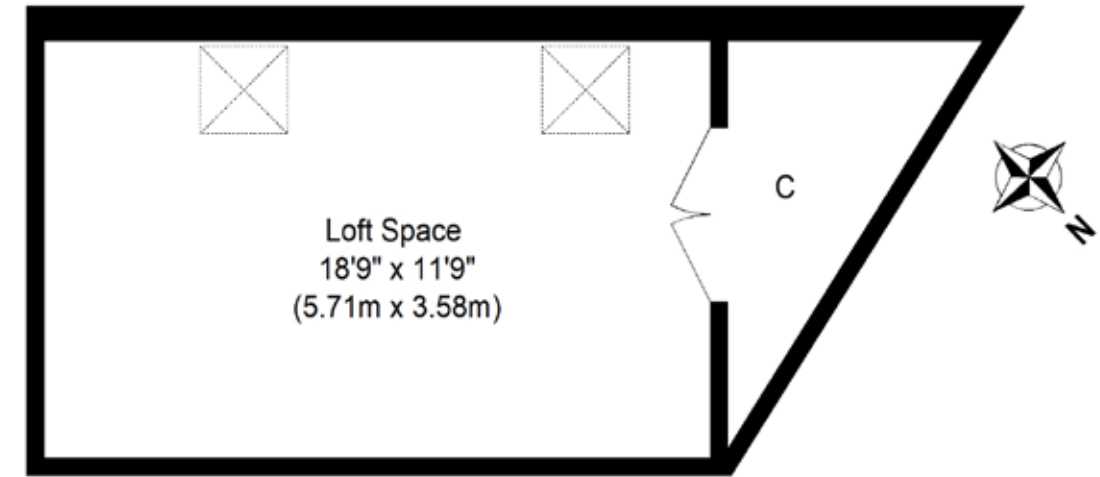
The outside space is a perfect delight for buyers craving a beautifully landscaped oasis. Partially enclosed by its historic Grade II listed wall, it provides a decked and lawned area with well-stocked raised borders and a sculptural arch as the centrepiece. Storage hasn't been forgotten, but is concealed to the rear of the plot for all the garden paraphernalia to be beautifully stored away.



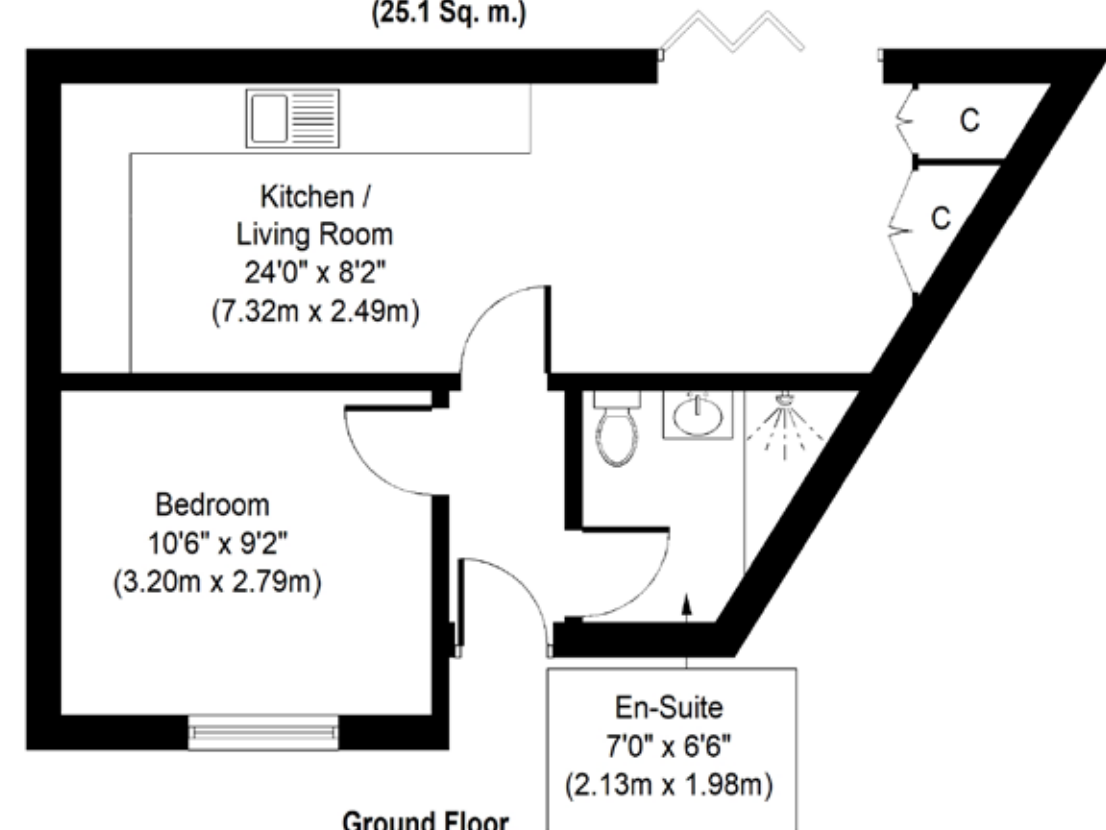
Cart shed style parking and the provision of visitor parking have been taken care of and there are communal garden areas that include a lawned drying space.



This property is the perfect retreat for those seeking a personal sanctuary and presents an opportunity for investors, handed over by our vendors who have cherished it during their ownership.



First Floor
Approximate Floor Area
270 Sq. ft.
(25.1 Sq. m.)



Ground Floor
Approximate Floor Area
383 Sq. ft.
(35.6 Sq. m.)

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

Great Snoring

IN NORFOLK
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on rural life, but within easy reach of the sea, Great Snoring is top of the

list. While the sandy beach at Wells-next-the-Sea is just 8 miles away, this little village is perfectly positioned between King's Lynn and Norwich and is within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

The rural village of Great Snoring is close to the river Stiffkey and is two miles from Little Snoring. Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a social club which hosts a number of events and an egg shop vending machine, whilst just over four miles away is the bustling market town of Fakenham.



Out of working hours, there's plenty to keep you entertained within Fakenham 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.

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.

Note from the Vendor



St Mary's Church, Great Snoring.

“It's been lovely to have a sanctuary away from home and great access to the outdoors.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Night storage heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2381-3140-2722-5555

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: ///playroom.input.pigment

AGENT'S NOTE

The property is sold as a private or holiday let residence. Gardening costs for the communal areas are shortly to be increased to £25 per month. There is a pedestrian access over No. 7 to the communal drying area. No caravans are allowed to be stored or parked.

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.

SOWERBYS



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