



THE STORY OF

Lily House

Colkirk, Norfolk

SOWERBYS

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Lily House

21 Conference Way, Colkirk, Fakenham, Norfolk
NR21 7JJ

Stunning Executive-Style Home

Immaculately Presented Inside and Out

Contemporary Kitchen/Family Room

Underfloor Heating to Ground Floor

Study/Bedroom Five with Bespoke Storage

Four Double Bedrooms to First Floor

Two En-Suites

Luxury Wet Room

Double Detached Garage

Delightful Landscaped Gardens

SOWERBYS FAKENHAM OFFICE

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“As a keen cook, it’s been a pleasure to make something from scratch in this kitchen..”

As you drive through the beautiful scenery of north Norfolk, and close to the market town of Fakenham, ‘Lily House’ is nestled into its plot, tucked away, in a cul-de-sac of four exclusive properties built by renowned local developer ‘Fleur Homes’.

For those seeking a tranquil lifestyle, away from the hustle and bustle, ‘Lily House’ is the perfect property, where our seller enjoys the peace, light and spaciousness. Gaze out from the windows to the rear and take in the breath-taking

views, observe the changing seasons and the vibrant wildlife, or, cook from scratch in the open-plan kitchen, with space for your family and friends who eagerly await to savour your culinary delights.

Sit in the study feeling cosseted by its warmth and cosiness and complimented by its beautifully engineered storage, ensuring a clutter-free home. With so much to offer, this beautiful property is a true gem.



Every detail has been thoughtfully considered, including bespoke storage which showcases the beautiful joinery skills on display, with baize-lined cutlery drawers being just one example. The surround sound system, colour schemes and soft furnishings are well-loved. The family bathroom has been tastefully transformed into a luxurious wet room, where even the family pooch can be showered and pampered!

“Moving here has meant I’ve been able to welcome lots of visitors!”

The fourth bedroom currently provides a rather delightful dressing room, whilst both the principal and the second bedroom have en-suite shower rooms, perfect for hosting guests who can also enjoy the sanctuary this home provides.







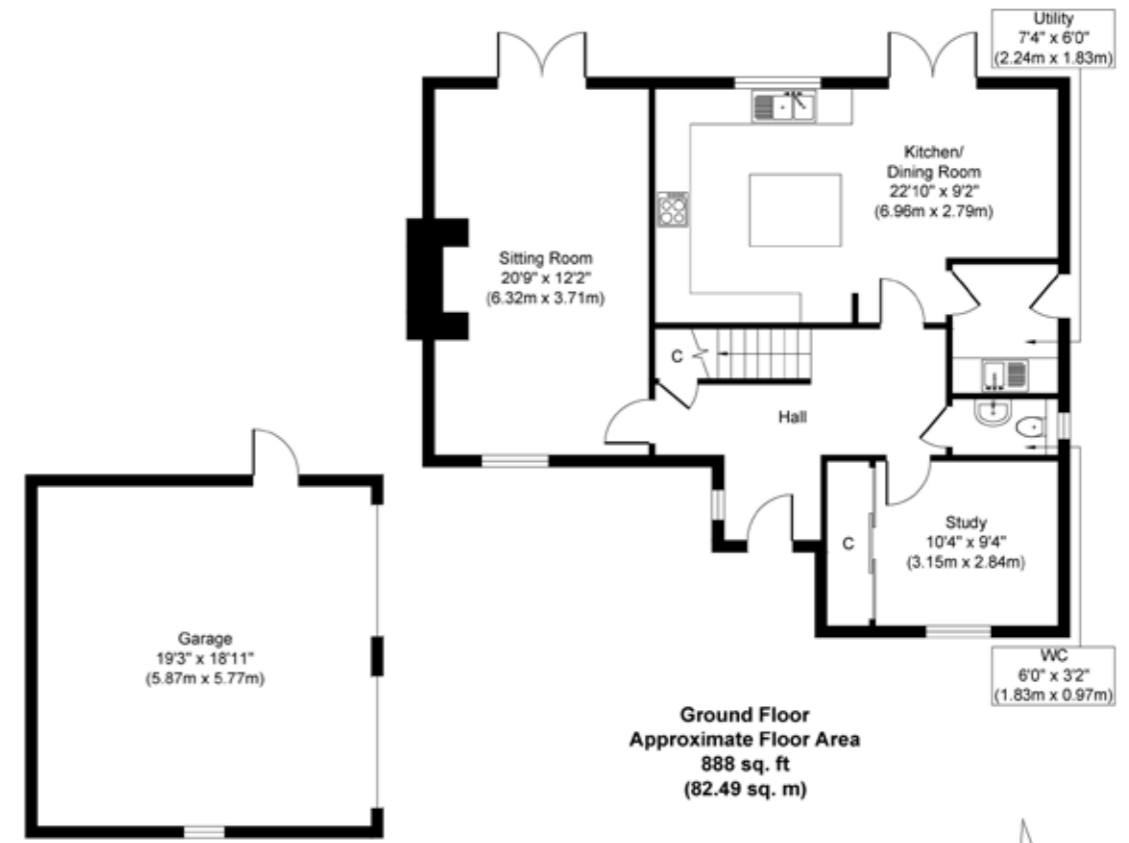
“The peacefulness and the openness is abundantly clear when looking out at the countryside vistas.”



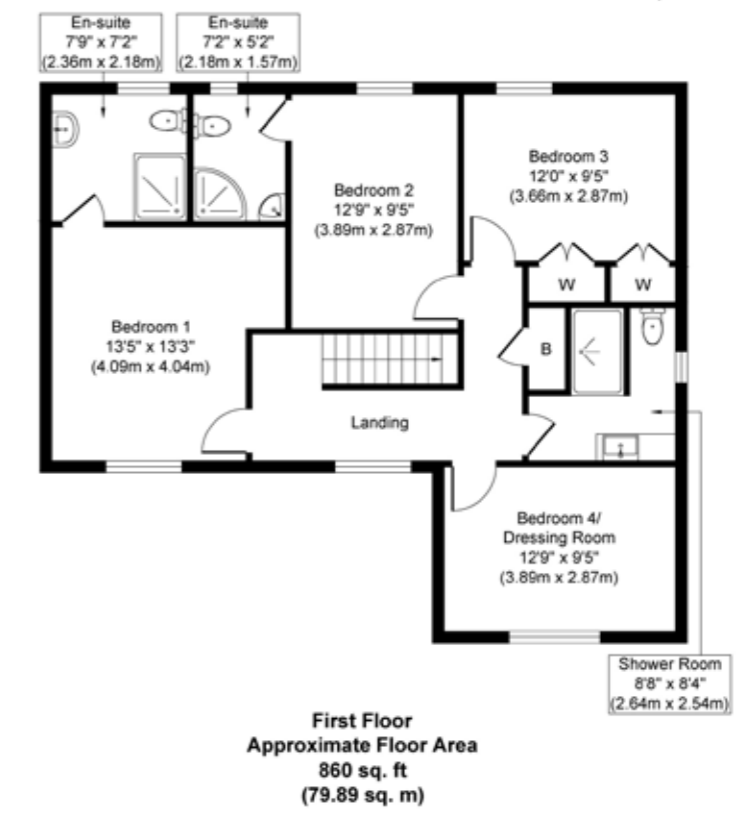
The attention to detail continues outside, where the garden shares the same immaculate presentation as the inside. Considerable work has gone into creating “black gold” in the raised seed beds, where the propagated seedlings continue their growth. The artificial lawn is easily maintained with the occasional vacuum! The pergola, with its perfect lighting system and gas fire pit, evokes a feeling of foreign lands, whilst you sip on a drink of your choice.

With the joys of the north Norfolk coast close by, in a village boasting a primary school, pub and bowls club, Lily House is the perfect place to call home. It is a joy for our vendor who finds it affordable to run, safe and blissfully comfortable.





Garage
Approximate Floor Area
364 sq. ft
(33.81 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

Colkirk

IS THE PLACE TO CALL HOME



A quiet village, Colkirk is about two miles south of Fakenham.

Dating from before the Domesday Book, the village has a church, a village hall, and a church pond - known as the 'church pit' in Norfolk dialect.

There's a thriving village school, a 'proper' village pub "The Crown" and a playing field for soccer, cricket, rounders and school sports days.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, 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.

Note from the Vendor



The pergola at Lily House.

“Sitting by the fire pit beneath the pergola gives a feeling of living in the Far East.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0850-2861-7866-9608-6915

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

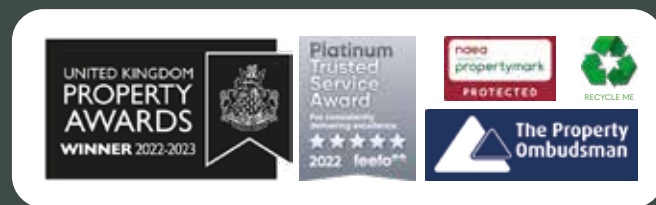
Freehold.

LOCATION

What3words: ///wove.blows.owes

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