



22 Mission Lane
Fakenham | Norfolk | NR21 8LH

FINE & COUNTRY

QUIET LOCATION



Located on an unmade lane, this mid-terrace cottage is tucked away on the Eastern edge of the bustling market town of Fakenham. It offers two bedrooms on the first floor and on the ground floor the living space comprises a sitting room and adjoining conservatory, a kitchen/breakfast room and a bathroom. Outside there is a utility/lean-to, a separate garage/studio and off-street parking. The garden is mature with established planting and landscaped in a cottage style.







- Super setting for this pretty cottage – A country feel on the outskirts of Town
- A character terrace Cottage with pretty gardens
- Conservatory, Kitchen, Sitting Room with Log Burner
- Two Bedrooms with a ground floor Bathroom
- Outbuilding, ideal for home working
- Ideal for young/growing family or holiday retreat
- Total Accommodation extends to 908sq.ft
- Energy Rating F

Victorian Cottage

When asked what first drew them to the property, the present owners replied, “On arrival at number 22, I was impressed with the solidly built pretty Victorian double fronted cottage, its surroundings, and the fact it had huge potential for development in the very large studio space directly next to the vehicle driveway. I loved walking up the long garden path to the front door and was delighted by the interior that was both modern and yet had interesting features like the double-bedroom roof beams and the coloured glass detail in the shower. I was also surprised by the amount of good storage areas. The River Wensum, a “Whole River” European Site of Special Scientific Interest, is just a few minutes away and it was such a bonus to have river valley walks that extended right into Fakenham past the golf course and Fakenham race course too. It was perfect, and we’ve had sixteen happy years here! The main project undertaken in that time was the redesign and planting of the garden to give it a proper cottage feel. I have had work done to the roof recently, where it was re-insulated.” The roof was totally re-done with all tiles removed, re-felted and tiles reclaimed or replaced where necessary around 2014.

“Mission Lane cottages were originally built for the workers at Heathlands House. Our back windows overlook part of the house and its mature blossom tree filled garden. Mission Lane’s name derives from the mission room built there in 1885. It was demolished in 1973. The surrounding valley development was built on what was Fakenham common. That’s why there is so much wildlife and, up until recently, nightingales were to be heard singing in spring.”

When asked about favourite spaces at the cottage, the owners said, “What a place of happy family memories! Card games, toasted marshmallows, roasted chestnuts in front of a roaring log fire. Snuggling up in the spacious double bedrooms. Plenty of catering space in the kitchen, and a washroom wet area and boot room adjoining it. The useful log store in the back yard. Lovely hip bath to soak in and a free-standing shower and underfloor heating. We’ve had many barbecues on the patio area too and enjoyed dining in the conservatory – or diving in there to avoid sudden downfalls ... it’s a great cottage with plenty to offer all age groups.”

One of the most unique experiences we've had is throwing the bedroom windows open and hearing a deafening dawn chorus. You can pick out tawny owls hooting in early May, the cuckoo along the riverbank and the cranes with their loud trumpet call coming from Pensthorpe wildlife park, which is just a stone's throw away. There is very little light pollution, so the night skies are wonderful and there are beautiful sunrises at the front and sunsets at the back."

"Apart from the stunning walks and scenery, we will miss the friendly local community who've always been so welcoming. In particular, I will miss Pensthorpe wildlife park and wonderful outdoor adventure park which can be accessed by car in three minutes and has often been a beautiful place to visit."

Garden Delights

"I began work on the garden in 2007, so now it is well established with mature trees and shrubs, with many of them flowering. The surrounding areas have lots of underplanting, starting with spring bulbs and moving on to free-flowing cottage garden perennial geraniums and old favourites like cornflower poppies and irises. There are some exotics in there too. There's lots of shallow water to attract the birds and insects and a little hidden pond for frogs. The garden teems with birds and species nesting in secret places. Sometimes, when it's quiet, all you can hear are birds singing and the bees. So full of nooks and crannies, it is great for Easter egg hunts. And the garden is entirely enclosed so it's safe for dogs and small children."

Fantastic Location

One of the major attractions of the property is its proximity to the centre of Fakenham. "The access to lots of great places on relatively quiet roads couldn't be better," the owners said. "Fakenham's Thursday market which was established in 1250 is a very quirky place with Covent Garden style fruit and veg and deli stalls, and great plants and flowers too. There's an auction and marketplace with unusual stalls to browse next to the auction rooms. Just twenty to thirty minutes in any direction, there are stately homes including Sandringham, Holkham Hall, Mannington Hall and Blickling Hall - all of which have special events ranging from open air theatre and concerts to classic car rallies, food, flower and antique fairs. Sheringham has one of the biggest 1940s weekends in the UK. There's so much water that sailing and outdoor swimming are always on the agenda, and then there are many secret towns and villages to explore."

Fakenham lies within twenty-six miles of Norwich City Centre which offers a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.







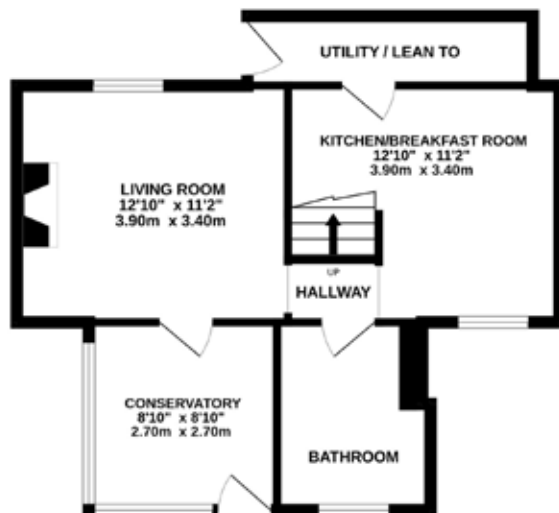




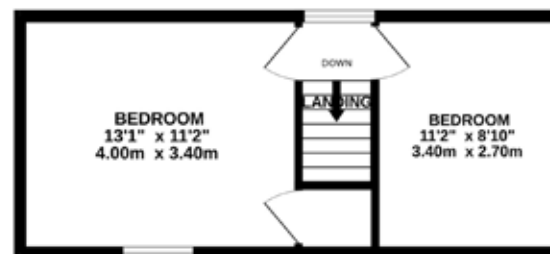




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

“North Norfolk is a big playground with wonderful beaches and lots of great places to visit and eat. There is good walking and great facilities in Fakenham too. Norwich is close, and Fakenham is well situated for access to any of the beaches from Hunstanton to Cromer.” Fakenham is a popular market town due to its situation between Norwich and the North Norfolk Coast, and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Racecourse, Golf Course and Leisure Centre. Having both the countryside and the coast so conveniently placed with a good shopping centre and popular schools makes this a particularly convenient location.

How Far Is It To?...

Fakenham is an historic market town which still hosts a popular market on a Thursday. Fakenham itself lies within twenty-six miles of Norwich City Centre offering a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Services

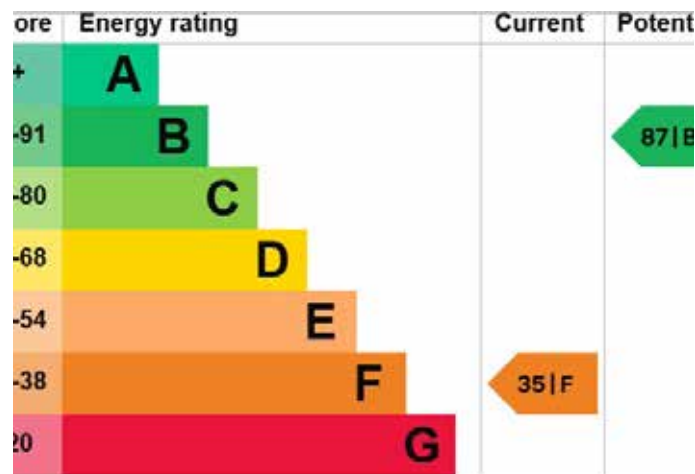
Electric Storage Heaters, Mains - Water & Drainage
 North Norfolk District Council
 Council Tax Band A

Tenure

Freehold



Fine & Country Fakenham Office
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FINE & COUNTRY

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THE FINE & COUNTRY
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