



8 West Raynham Road
South Raynham | Norfolk | NR21 7HG

FINE & COUNTRY

CHARACTER COTTAGE



With a setting in a hamlet of attractive period properties in the sought after North Norfolk village of South Raynham, this delightful, sympathetically renovated Georgian Grade II listed mid terrace cottage has retained many original period features, including wooden floors and beams. Light and airy throughout, the cottage offers a wonderful kitchen, three bedrooms, bathroom and a large fireplace with a wood burning stove in the sitting room. With the benefit of stunning unspoilt views overlooking the Raynham Estate, this ex-estate cottage in a tranquil location enjoys a generously sized enclosed garden ideal for summer dining or just relaxing with friends and family. As you walk out of the front door there is access to some fabulous rural walks, including over the Raynham Estate.







- Beautiful mid terrace Georgian Cottage
- Sought after village and location
- Complete and sympathetic renovation
- Many original period features with modern comfort
- Three bedrooms and bathroom
- Good sized and gated garden with lawn and wooden decking
- Wonderful countryside views and walks
- Ready for immediate occupation with no onward chain
- Total Accommodation extends to 1001sq.ft

Amazing Views

When asked what attracted them to the property, the present owners said, "The light and the views at sunset, and the setting on the Raynham Estate. The size of the garden and the amount of internal space was also important to us – a place by the coast had initially been a possibility but it would have meant compromising on the amount of space."

"The property is very special; a Georgian grade II former estate cottage with wood floors, beams, and a huge open fireplace," they added. "We relish cosying up on the sofa in the evenings in front of the wood burning fire after a day spent walking on the beaches, or having early drinks/dinners in the garden and enjoying the spectacular sunsets."

"Another benefit of the property is its proximity to all the amenities Fakenham has to offer, and the easy access to Holkham and the coast road. We have wonderful memories of walking over the estate and attending midnight mass in the estate church."

Historic Village

With its origins going back to before the Domesday survey in 1086, West Raynham is a small rural village surrounded by the peace and quiet of the Northwest Norfolk countryside.

The village has the benefit of fantastic riverside dog walks and wildlife. "I wind down at weekends from my very stressful work life by walking during the day, followed by dinner in the garden and then relaxing in the peace and quiet on the sofa," the present owners said.

Offering a primary school and village hall, the village is approximately six miles by road from the nearby market town of Fakenham where everyday essentials are available from a range of independent shops and supermarkets, in addition to a modern GPs surgery, cinema and other attractions. The spectacular North Norfolk coast with its celebrated beaches is a short drive away, with Burnham Market and Wells-Next-The-Sea at fifteen miles and the Beach at Old Hunstanton at nineteen miles.









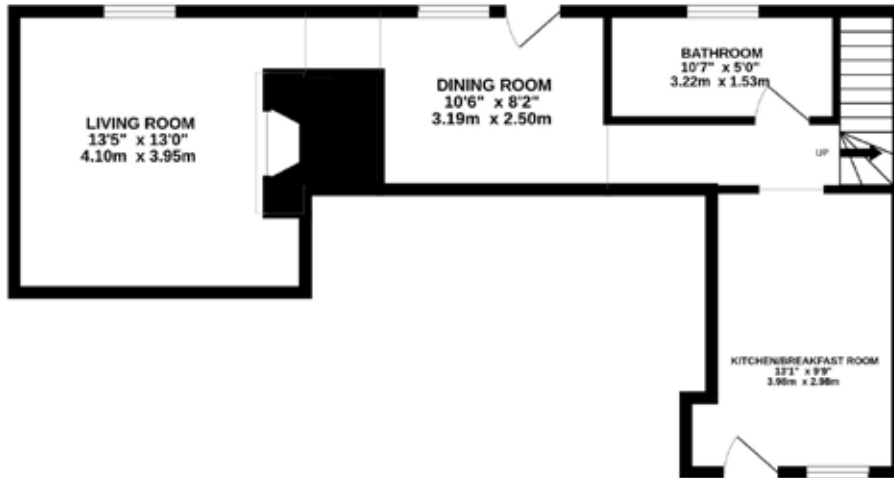




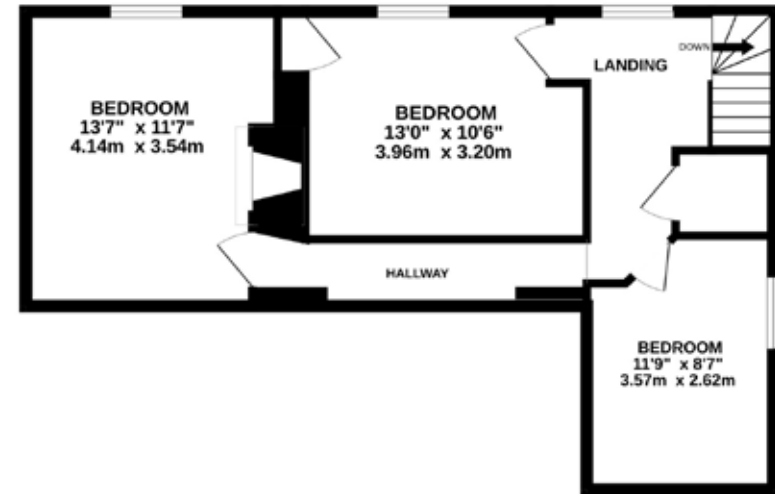




GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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On The Doorstep...

South Raynham is a delightful, unspoilt village not far from the market town of Fakenham and an ideal base from which to reach one of the UK's most beautiful coastlines, together with its pretty villages, bustling market towns, secluded sandy beaches and acres of wonderful countryside. The nearby village of East Rudham offers everyday shopping facilities, including a post office/village store, award winning public house, butchers shop, kitchen shop, garage, interiors shop and church.

How Far Is It To?...

South Raynham lies within 5 miles south-west of the market town of Fakenham and in broader terms lies around 30 miles north-west of the Cathedral City of Norwich and just over 20 miles east of Kings Lynn. The sandy beaches of the North Norfolk coast are just around 10 miles away, with Wells next the Sea (13.6 miles), Hunstanton (17.9 miles) and Cromer around (27 miles). There are excellent rail links from Norwich to London (in just one hour 50 minutes in peak time) and there is also a mainline connection from Kings Lynn to London (in around 96 minutes). Norwich's International Airport is only about a 45 minute drive with London Stansted Airport around 90 minutes.

Services

OFCH
Mains Water & Septic Tank (shared with no. 7)
North Norfolk District Council
Council Tax Band C

Tenure

Flying Freehold



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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