

THE STORY OF

Wishing Well

Thursford, Norfolk

SOWERBYS

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Wishing Well

7 Balls Lane, Thursford,
Norfolk, NR21 0BX

Charming Period Cottage

Immaculate and Well-Proportioned
Gated Gardens and Off Road Parking

Excellent Specification

Charming Wood-Burner in both Sitting
Room and Dining Room

Two Double Bedrooms

Highly Efficient Credentials

Idyllic Village Setting

Wealth of Natural Light and a Rural
Aspect to the Front and Rear

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“A home which is charming and well-placed
with picturesque views.”

Bursting with charm and character whilst achieving impressive energy efficient credentials is a statement not often heard when looking for your dream north Norfolk cottage. But Wishing Well Cottage delivers exactly that.

A deceptively spacious and charming semi-detached, period cottage set in a wonderful, rural location. This exquisite cottage has undergone a comprehensive and thorough refurbishment program over several years by the present owners.

Presented and maintained to a very high standard throughout, this fine cottage

retains much of its original period charm and detail including pamment tiled floors, wood-panelled walls, and pine latch doors.

Contemporary details have been sympathetically added, such as double glazing and cast-iron wood-burning stoves, solar panels and air source heating to ensure that this property is also economical to run.

The presentation throughout is of a very high standard, and the accommodation benefits from a wealth of natural light and a rural aspect to the front and rear.



In addition to the entrance hall, there is also a sitting room and a separate dining room on the ground floor, both of which feature a charming wood-burner.

The kitchen is a real delight with handmade, brush painted kitchen cabinets with pine handles, incorporating a Moffatt stainless steel worktop surface and sink. The slate flooring benefits from underfloor heating.



The first floor features a principal bedroom with far-reaching rural views, and a decorative fireplace with cast-iron inset and timber surround. There is also a range of built-in wardrobes and storage cupboards with pine louvre doors.

Bedroom two is a cosy double, with views over the rear garden and farmland beyond.



Nestled on a quiet country lane, a bespoke made, galvanised gate with estate fencing opens onto the large shingled parking and turning area, bordered by mature box hedging to the front, with Wishing Well Cottage set back from the road.



To the side of the cottage is a bespoke built 'green oak' framed carport with a unique convex roof, providing practical storage options and benefits from power and lighting.

The beautiful rear garden is split into two sections. The first enjoys a flagstone patio, ideal for entertaining through the warmer months, whilst the remainder of the garden is lawned, bordered by timber railway sleepers, and features an enclosed well and a log store.



Here you'll find access to the laundry room, featuring a range of pine shelving and slate flooring, again with underfloor heating. This is also where the pressurised hot water

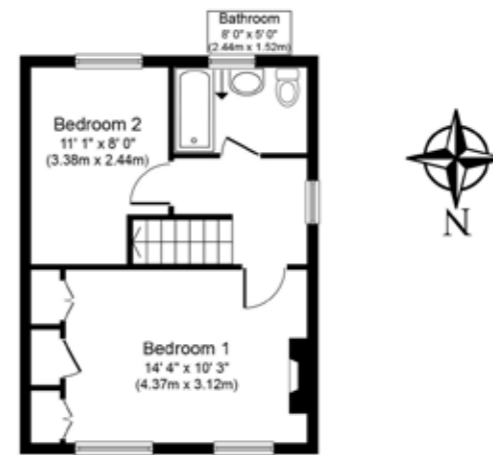
“There are glorious countryside walks, directly from the garden gate.”

cylinder and water softener are housed. Post and rail fencing with a timber gate borders a further garden, with a range of mature trees, shrubs and plants, plus the wonderful added benefit of a oak clad studio, ideal for use as a home office.

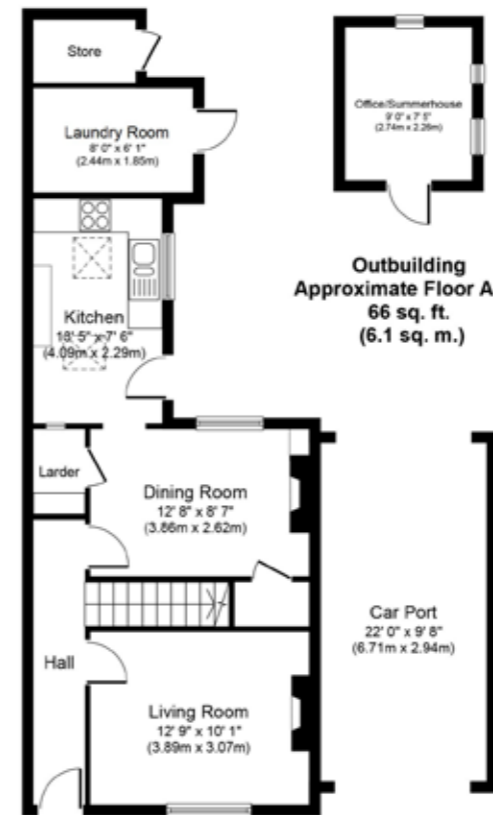
The property benefits from solar panels on a feed-in tariff, producing an annual income of £1800, tax free and index linked. Full details are available through Sowerbys.







First Floor
 Approximate Floor Area
 352 sq. ft.
 (32.7 sq. m.)



Ground Floor
 Approximate Floor Area
 543 sq. ft.
 (50.4 sq. m.)

Outbuilding
 Approximate Floor Area
 66 sq. ft.
 (6.1 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.

ALL THE REASONS



Thursford

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, Thursford is tucked away between the popular town of Fakenham and Holt

Just seven miles away, a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative, which waves the flag for the independent shops that add vibrancy to the Georgian town centre.

The village has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.

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.



The popular Georgian market town of Holt is just seven miles away.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.

Heating is courtesy of a highly efficient air source heat pump, with underfloor heating to the kitchen and utility room. The remainder of the house is heated via special low temperature radiators.

The property benefits from 12 PV solar panels on a feed-in tariff, providing an income of approximately £1,800 per annum, tax free and index linked. Further details are available through Sowerbys.

COUNCIL TAX

Currently un-banded due to be utilised as a holiday let.

ENERGY EFFICIENCY RATING

C. Ref:- 9904-1008-2295-3347-6204

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

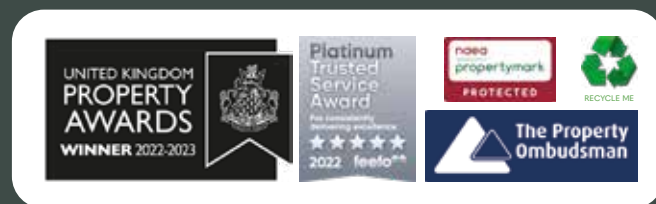
Freehold.

LOCATION

What3words: ///texts.risen.gathering

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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