



THE STORY OF

# Highways

*Tatterford, Norfolk*

**SOWERBYS**

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# Highways

The Street, Tatterford Fakenham, Norfolk  
NR21 7AZ

Immaculately Presented Flexible Accommodation

Tucked Away in an Elevated Position

Up to Five Double Bedrooms

Two Bathrooms

Open Plan Kitchen and Breakfast Room

Generously Sized Conservatory

Ample Parking Space

Range of Outbuildings

Mature Gardens

Viewing is Highly Recommended

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“Our sellers found this home to be amongst a great community - just waiting to embrace the next custodians of Highways.”

Travelling out of the north Norfolk town of Fakenham and into the village of Tatterford, Highways can be found along The Street, in an elevated position, tucked away in the corner of its generous plot, behind its gated entrance.

This home has changed somewhat over the years, not least with a rear and loft extension. It really should be viewed to fully appreciate all that it has to offer with its flexible accommodation.

The kitchen opens onto the breakfast room, which is ideal when entertaining for guests to be connected with the hosts. The reception space, from the breakfast room, flows beautifully, allowing for family and friends to gather and spread themselves between the sitting room and large conservatory, from where you have a bird's eye view of the garden. When the nights turn a little chilly the multi-fuel stove turns the sitting room into a cosy space.



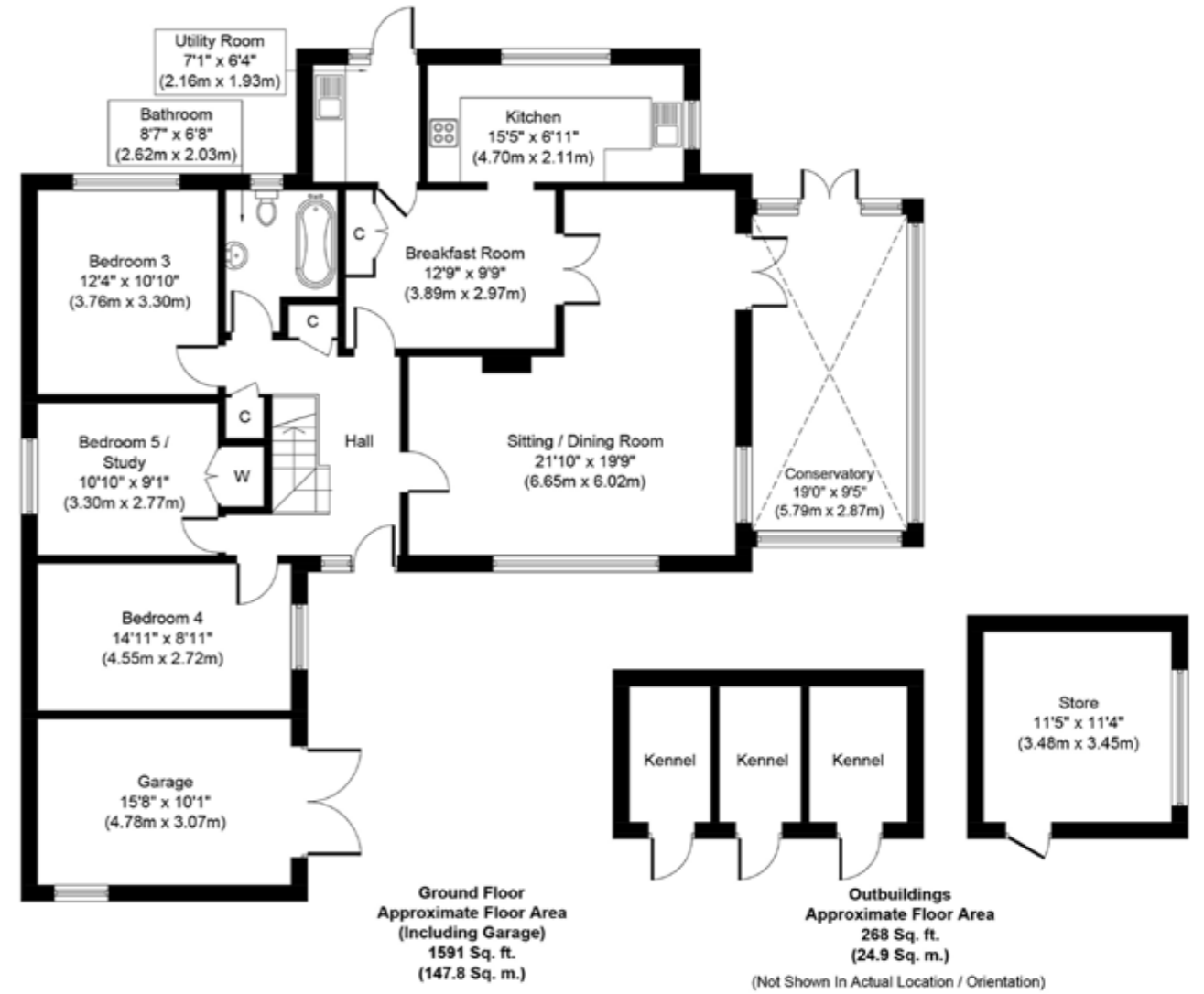
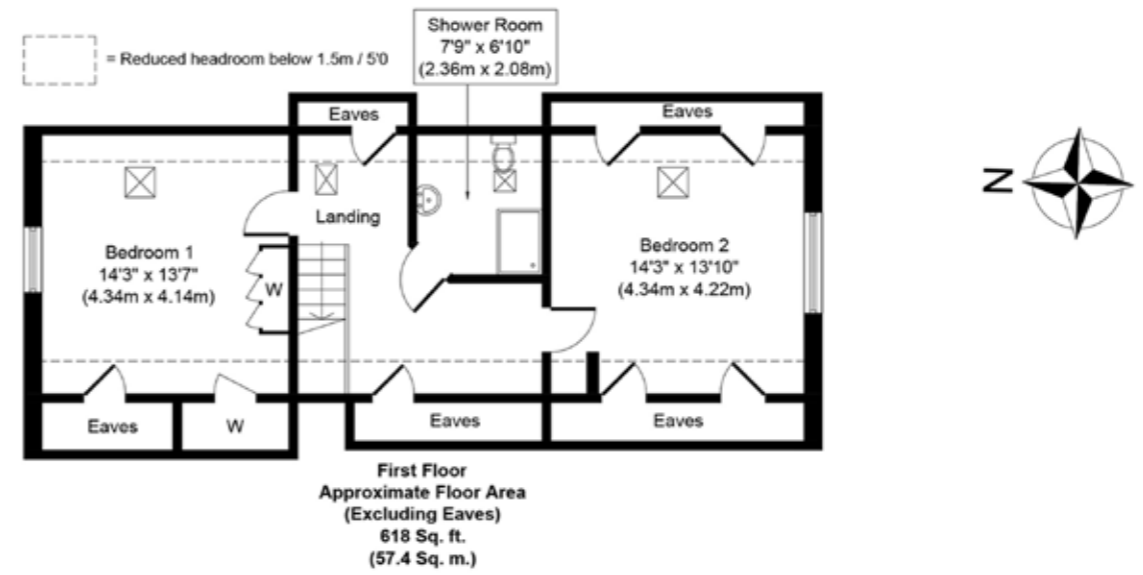
The further rooms to the ground floor could easily be used as bedrooms, or a study - ideal for those working remotely. There could also be the scope for multi-generational living, especially given the ground floor bathroom ensures low rise living is easily achieved. However, upstairs, the rather lovely bespoke ash staircase leads you to two further generous double bedrooms, served by a family shower room.

Outside it is easy to see the opportunity to follow the sun and sit yourself down in many different spots in the generous grounds. They include mature beds, borders and lawned areas - with a part-walled lawn section, to the rear corner, currently overlooking a paddock with horses grazing. Parking is in abundance and there is an attached garage. You will also find a range of useful outbuildings, currently used for storage, along with some dog kennels and a greenhouse.

Our sellers have created a modernised home, suitable for families, with space to grow, in a community they have enjoyed immensely. They are now ready to move on and write their own next chapter and let a new custodian enjoy the continuing story of Highways...



“This is a flexible accommodation with a spacious garden.”



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

# Tatterford

IN NORFOLK  
IS THE PLACE TO CALL HOME



Known for its idyllic countryside setting, Tatterford offers a delightful rural lifestyle. Situated near the historic town of Fakenham and within reach of the stunning coastal beauty of Wells-next-the-Sea, this charming village is the perfect destination for nature lovers, history enthusiasts, and those seeking a peaceful retreat.

Tatterford is a small, close-knit community which embodies the quintessential English village charm. With a farming background, this lovely destination has meandering country lanes and as you stroll through the village, taking in the beauty of gardens and historic buildings - including the St Margaret's of Antioch church, don't miss the opportunity to engage with your neighbours, known for their warm hospitality.

Just a stone's throw away from Tatterford lies

the vibrant market town of Fakenham. This historic town offers a range of amenities and attractions. Explore the bustling Fakenham Market, held every Thursday, where you can browse local produce, arts and crafts, and antiques. Delve into the town's rich history by visiting the Fakenham Museum of Gas and Local History, or the parish church, both offering insights into the town's past. Additionally, Fakenham Racecourse is a popular venue for horse racing enthusiasts, hosting thrilling events throughout the year.

Nature lovers and seaside enthusiasts will delight in the close proximity of Tatterford to the enchanting coastal town of Wells-next-the-Sea. Just a short drive away, this gem of the Norfolk coastline is known for its stunning sandy beach, charming quay, and beautiful salt marshes. Take a leisurely stroll along the beach front, breathe in the salty sea air, and enjoy panoramic views of the North Sea. The iconic Wells Harbour, with its colorful fishing boats and picturesque waterfront, is the perfect spot to unwind.



Note from Sowerbys



Wells-next-the-sea is a great town to explore, but also has glorious sands and open waters - ready to explore.

“With the coast close by, you can enjoy seaside walks whenever you desire...”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 1600-5637-0922-7296-3573

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: ///pest.accent.invisible

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# SOWERBYS



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