



THE STORY OF

# Garrett Lodge

*Thursford, Norfolk*

SOWERBYS

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# Garrett Lodge

North Lane, Thursford,  
Norfolk, NR21 0BP

Immaculately Presented Holiday Lodge House

Beautifully Secluded Plot

Modernised Kitchen/Family Room  
and Separate Utility Room

Triple Aspect Sitting Room

Ground Floor Wet Room

Principal Bedroom En-Suite

Three Further Bedrooms

Family Bathroom

Should Be Viewed to Fully Appreciate

No Onward Chain

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“A peaceful sanctuary.”

It is likely no surprise that this property has been welcoming its owners and holiday makers over more recent years. Garrett Lodge is beautifully located on this small site of individually designed holiday homes.

With an enviable plot, with a drive that is shared by just two of the lodges, and situated comfortably within its grounds, the property has been modernised by our vendors who enjoy visits when they are able, given its popularity amongst its guests.

What could be better than spending a day at the beach and returning home to enjoy preparing the evening meal in the

sociable and contemporary kitchen space, with all of its integrated appliances. The sociability continues outside, when entertaining alfresco with a barbecue, whilst sat under the canopy watching the sun go down.

On cooler days the triple aspect sitting room beckons, with more of the stunning oak flooring, which has also been laid in the reception hall.

The first floor boasts a delightfully spacious principal bedroom, with a modernised en-suite shower room, and a further modernised bathroom serves the other three bedrooms.



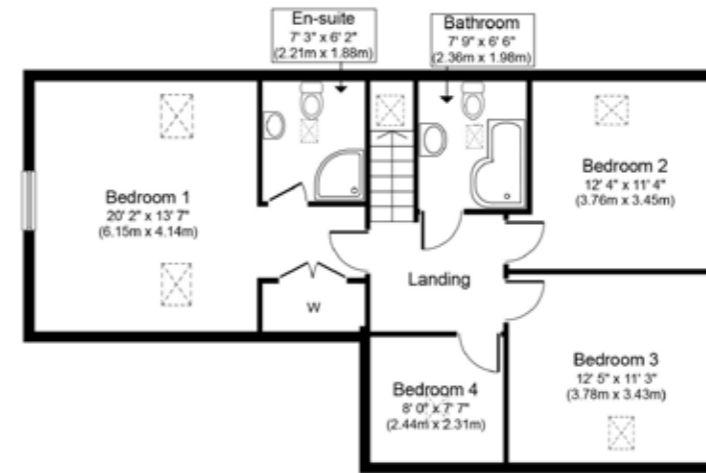


Both outside and in, Garrett Lodge has so much to offer. Your interest is kindled on arrival at the double gated entrance and into the enclosed plot, where wildlife abounds. The garden is mature and could easily be the scene for a game of croquet, for children to play, or simply just to relax and enjoy the peaceful setting.

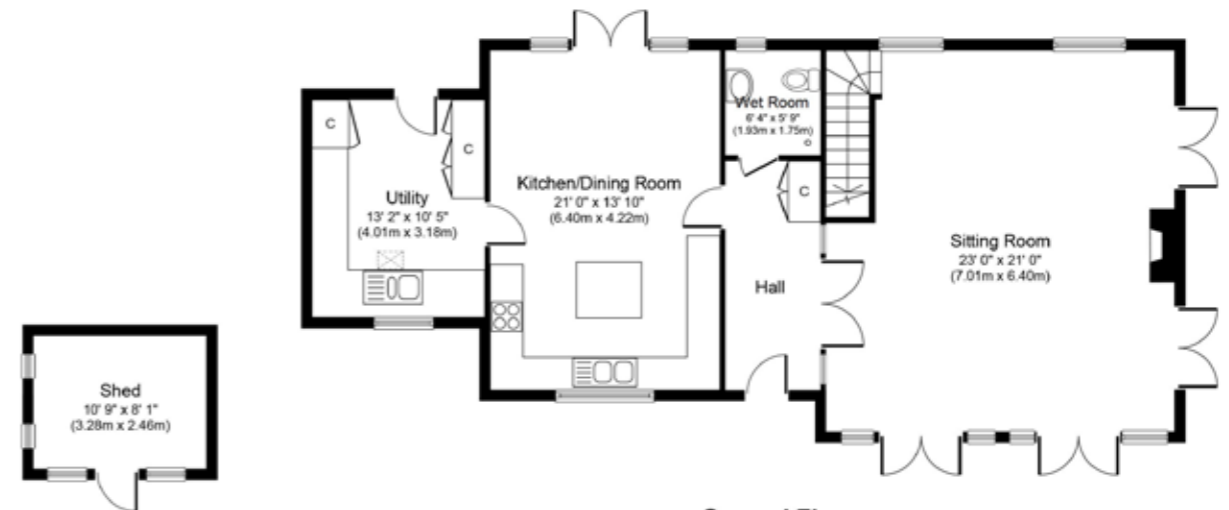
The location is perfect for visits to the coast and the Georgian market town of Holt, not forgetting of course the village is home to the Thursford Collection and the world renowned Christmas Spectacular.

Whether you are looking for a second home sanctuary, away from the hustle and bustle, or making an investment in a holiday let, this property has to be the perfect getaway.





**First Floor**  
Approximate Floor Area  
788 sq. ft.  
(73.2 sq. m.)



**Outbuilding**  
Approximate Floor Area  
84 sq. ft.  
(7.8 sq. m.)

**Ground Floor**  
Approximate Floor Area  
1038 sq. ft.  
(96.5 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 Fakenham and the north Norfolk coast.

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.

Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.

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.

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.



Note from Sowerbys



Garrett Lodge

“The plot is beautifully secluded and the patios follow the sun throughout the day.”

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## SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via oil fired central heating.

## COUNCIL TAX

The property is unbanded due to being a holiday lodge.

## ENERGY EFFICIENCY RATING

C. Ref:- 0568-2854-7632-9721-4735

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: ///shares.dare.nourished

## AGENT'S NOTE

A restrictive covenant states that the owner must be paying council tax at another property.

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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