



Primrose Cottage

Fulmodestone, Norfolk

SOWERBYS

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Primrose Cottage

21 Croxton Road, Fulmodestone,
Norfolk, NR21 0NJ

Unique, Detached Period Residence

Extensive and Versatile Accommodation

Four Double Bedrooms and Four Bath/Shower Rooms

Magnificent Handmade Kitchen

Glorious Grounds of Around 1/3 Acre (STMS)

Ample, Secure Off Road Parking

Substantial and Flexible Outbuildings

Delightful Secret Garden Area

Pretty Village Setting

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“A wonderful, period home, set in glorious, private grounds and nestled in an idyllic village setting.”

‘Primrose Cottage’ is a unique and enchanting period residence which subtly fuses old and new to create a sublime home that champions character and charm, whilst firmly embracing a modern lifestyle.

This wonderful home sits proud within its plot, which extends to around 1/3 acre (STMS) and provides a discreet and peaceful environment.

Formerly a quaint and humble, two-bedroom cottage ‘Primrose Cottage’ now showcases substantial and highly versatile accommodation, which extends

to over 1,700 sq. ft. A careful and considered approach when extending the cottage, in terms of architectural detail and materials used, has created a delightful fusion of old and new.

On entering the front door, you are immediately greeted by an impressive, vaulted hall, which features an elegant turning staircase that rises to a galleried landing.

The hall flows seamlessly through to a magnificent lifestyle room, which cleverly incorporates a wonderful kitchen, dining area and informal lounge space.





Spanning over 28' in length, the impressive space features a handmade, in-frame kitchen by 'Beam Ends' of Pulham Market. Classic 'Shaker' tulip wood cabinetry features handmade doors painted in F&B 'French Grey' and are capped in solid ash worktops. A central island accommodates further cabinets and a breakfast bar area to create a highly sociable gathering space. A butler style sink, four oven Aga and a twin electric oven with a bottled gas fuelled hob, and a walk-in pantry complete the elegant, farmhouse kitchen experience.

An open-plan dining area enjoys a delightful triple aspect along with french doors onto the rear formal gardens and sun terrace. Set off the kitchen is the all-important boot room and utility area, with separate access to the gardens. There is also a ground floor wet room with WC.

Entering the original wing of the cottage you will find a charming yet sizeable sitting room, which is packed with period features such as exposed beams and stone floors. To one end of the sitting room is a bespoke made 'home bar', which provides a unique and sociable feature. Off the sitting room is a charming and cosy snug featuring a wood-burner.



A turning staircase in the sitting room rises to a first floor area, which features two of the four double bedrooms. Each of these delightful rooms ooze charm, with vaulted and beamed ceilings, and are served by an adjacent shower room.

From the main entrance hall, a turning staircase rises elegantly to the 'modern' first floor wing and arrives at an impressive galleried landing. This floor houses the principal bedroom suite, which boasts a bright, triple aspect and en-suite shower room. There is also a generous guest bedroom with fitted wardrobes, which is served by a family sized bathroom with an ornate roll top bath.



‘Primrose Cottage’ commands an idyllic setting within approximately 1/3 acre (STMS) of established grounds.

Set well back from the road, behind private gates, the property enjoys a high degree of privacy and features landscaped gardens to the front and flexible parking options.

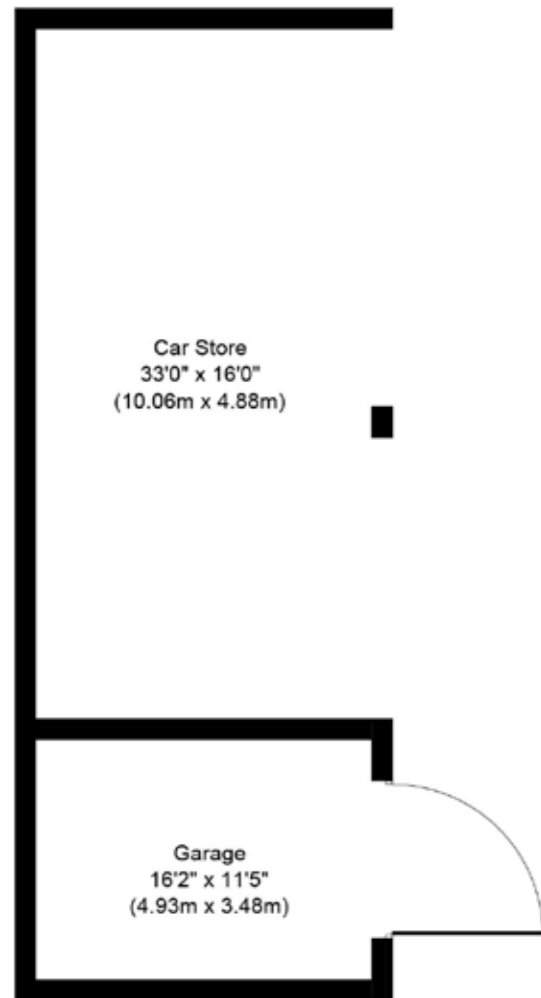
To the east elevation, the driveway flanks the front garden and passes the house through electric security gates and onto an expansive hardstanding area. This sheltered and secure space provides extensive parking and storage options, and features an attractive, four-bay carport and enclosed garage. This sizeable structure is fitted with power and lighting and could easily be adapted to suit a wide variety of needs and desires.

Connecting to the main living area and kitchen is a charming, garden and terrace. This sunny south-facing garden features a paved terrace looking out over lawns flanked by sleepers and hedgerows and colourful, soft landscaping, creating a delightfully tranquil setting.

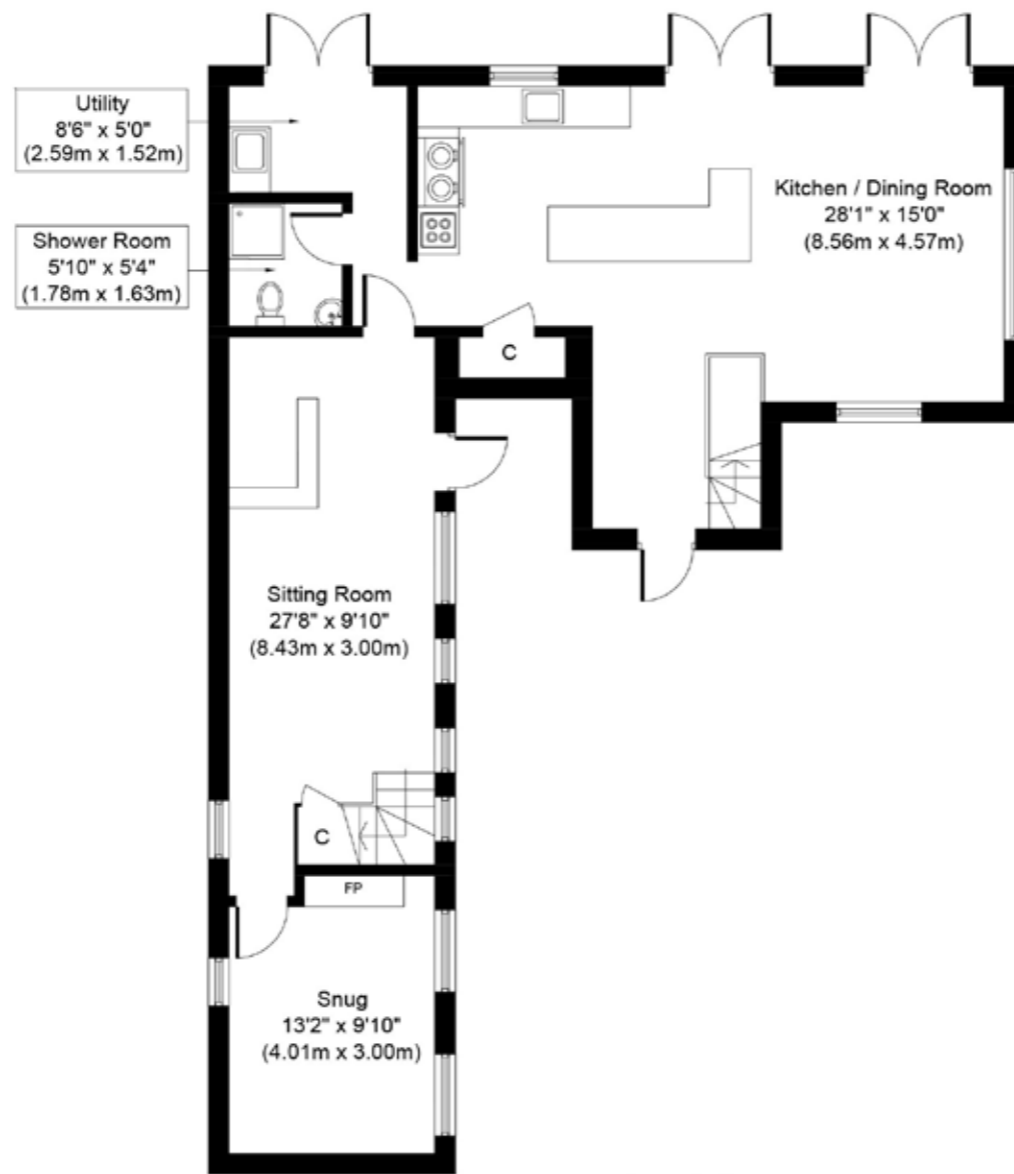
The gardens feature a high-end and sophisticated lighting system, which creates a wonderful ambience for evening entertaining.

A further sizeable, and wonderfully hidden, garden has currently been designated to a re-wilding area and provides a lush green space to enjoy. It is enclosed by mature trees and hedgerows and looks out over rolling, open countryside.

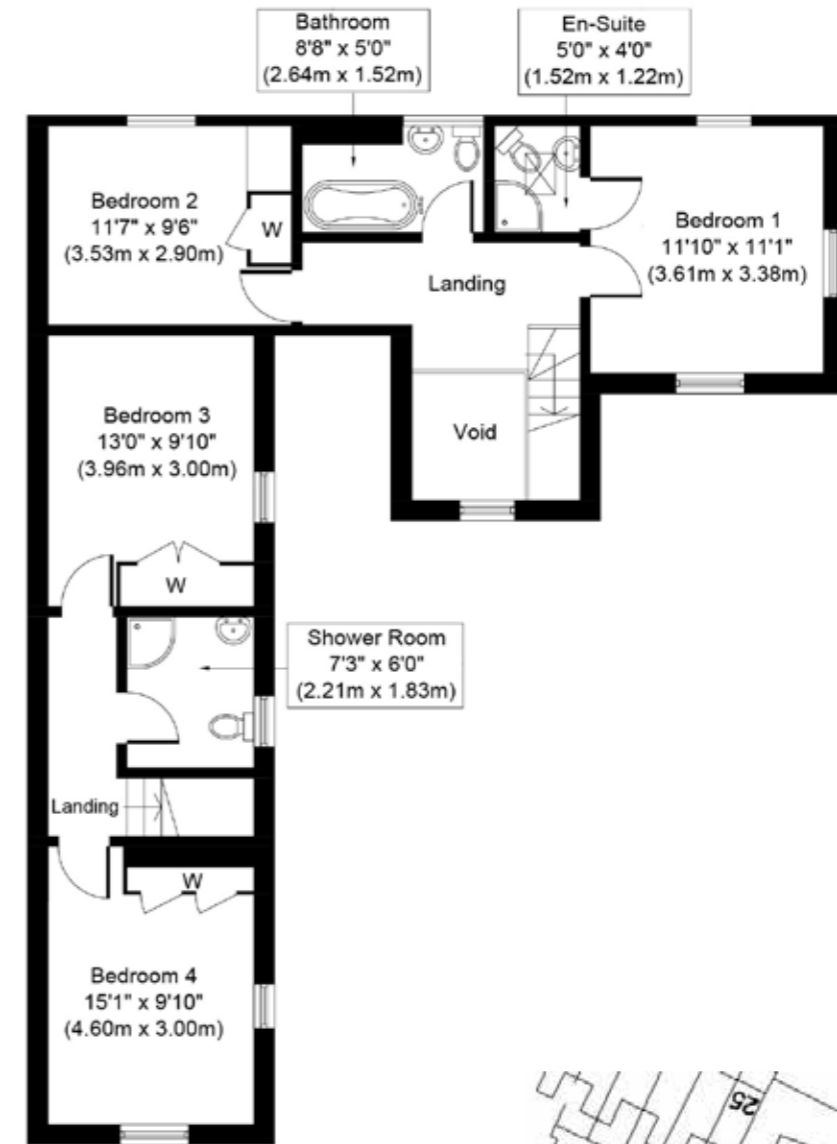




Outbuilding
Approximate Floor Area
(Excluding Car Store)
185 Sq. ft.
(17.2 Sq. m.)
(Not Shown In Actual Location / Orientation)



Ground Floor
Approximate Floor Area
954 Sq. ft.
(88.6 Sq. m.)



First Floor
Approximate Floor Area
(Excluding Void)
788 Sq. ft.
(73.2 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



Fulmodestone

IN NORFOLK
IS THE PLACE TO CALL HOME



Fulmodestone is a picturesque village nestled in idyllic countryside, offering a tranquil and peaceful retreat from the hustle and bustle of city life.

Christ Church, which is a sister church to the Fakenham Parish Church, is open daily and holds regular services throughout the year in addition to a range of concerts and other cultural activities. There is also a village hall, which can be hired privately, but is also available for local groups to host clubs and activities for the community to enjoy.

For those interested in exploring the wider area, Fulmodestone serves as an excellent base to discover the many attractions Norfolk has to offer.

Fulmodestone offers a delightful blend of rural charm, natural beauty, and a welcoming community, whilst less than 10 miles away from Fakenham and Holt, offering a range of shops, cafes, and historical sites.

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. On the edge of town is the eponymous Gresham's school.

The stunning north Norfolk coastline is also within reach, boasting beautiful sandy beaches, nature reserves, and quaint seaside villages.



Note from Sowerbys



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SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 8094-8190-1229-2177-2013

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: ///renew.swells.flattens

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