



THE STORY OF

# Holly House

*Fakenham, Norfolk*

SOWERBYS



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Harp Close, Fakenham,  
Norfolk, NR21 9HN

Modern Style Detached House with Double Garage  
Delightfully Located, Close to Town  
Kitchen/Breakfast Room and Separate Utility Room  
Three Reception Rooms  
Four Double Bedrooms, Two with En-Suites  
Pretty, Enclosed Gardens  
Would Benefit from Modernisation  
No Onward Chain

SOWERBYS FAKENHAM OFFICE  
01328 801534  
fakenham@sowerbys.com



“A perfect blend of convenience and tranquillity...”

Ideally situated in a delightful location close to town, this property offers a perfect blend of convenience and tranquillity, making it an ideal home for families. Our seller has described their home beautifully, “Holly House is a calm, tucked-away home with a strong sense of place”.

As you enter via the shared driveway, you’ll find Holly House nestled within an exclusive development of six houses.

Whilst the property would benefit from

some modernisation, the accommodation is flexible with potential to create a more contemporary living space if required.

With its spacious kitchen/breakfast room, separate utility room, and three reception rooms, there is ample space for family gatherings and entertaining guests. For those who work remotely, one of these reception rooms could easily be transformed into a dedicated office/study space.









The four double bedrooms provide plenty of room for the family to all have their own space, two of which boasting en-suites. A particular favourite view is from one of the en-suite bedrooms, which looks out to the National Hunt Racecourse.

Our seller was never enamoured by ordered gardens “it didn’t need to be manicured”, the leafiness attracts a wealth of birdlife and the pathways still evoke pure joy, whether close to the house or through the pine trees.

Access to the outdoors is at a premium, not only just a short stroll into town and half a mile from the local High School, but also within close proximity to the popular north Norfolk coastal town of Wells-Next-The-Sea, a mere fifteen-minute drive away. You’ll have easy access to the stunning coastline and can enjoy leisurely river walks along the Wensum, a local favourite.

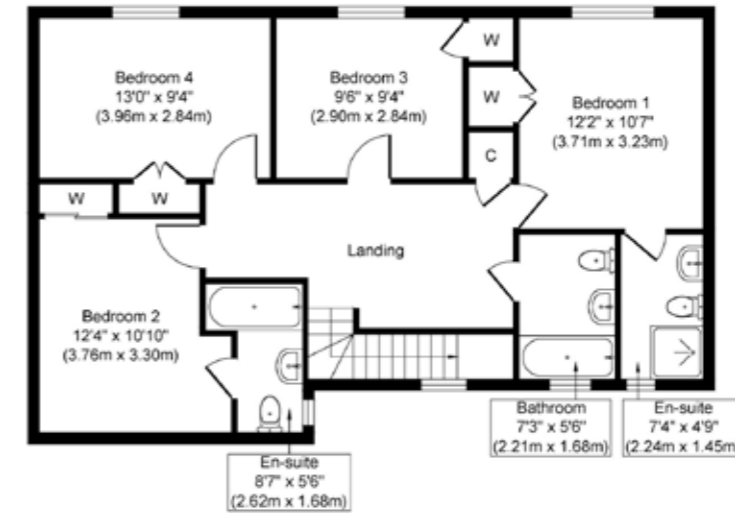




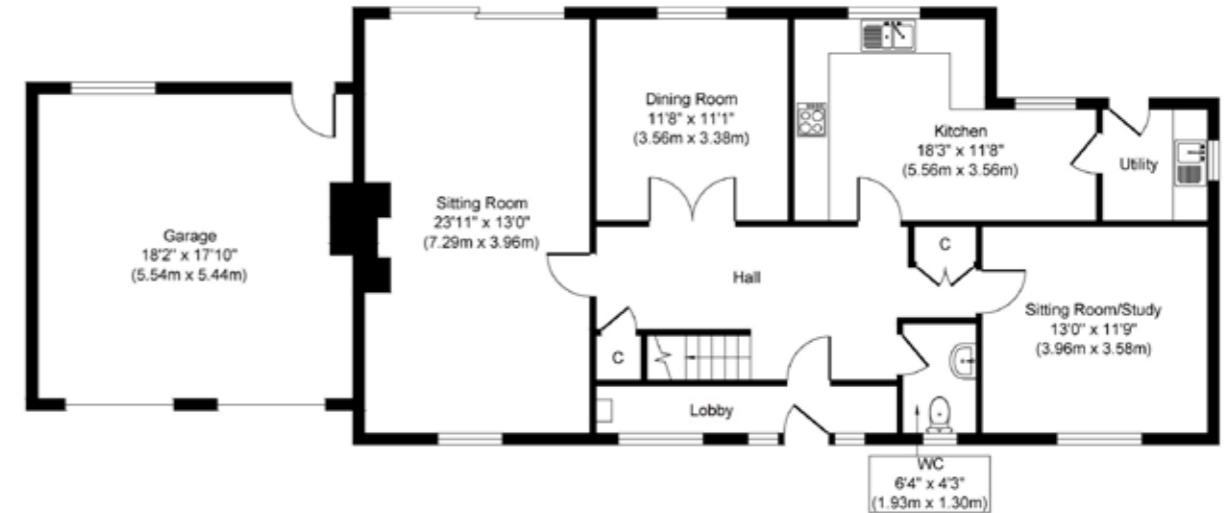
Holly House has been a much-loved family home, particularly through the children's teenage years, providing a space for both them and their friends to enjoy. As the custodian, our seller is ready for the property to be taken into new ownership, to create more memories in a place the family have been so proud to have called their home.



“Holly House is a calm, tucked away home with a strong sense of place.”



**First Floor**  
 Approximate Floor Area  
 844 sq. ft  
 (78.41 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1414 sq. ft  
 (131.36 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

# Fakenham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea,

Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

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. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

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.

From grand homes and character cottages to quality new-build houses, Fakenham has an excellent choice of property for all budgets, and on the outskirts of town there are plenty of period properties set on large plots for those looking for a little more space.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.



Note from the Vendor



River Wensum

“The River Wensum is lovely for local walks and to be surrounded by nature.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C. Ref:- 0700-3197-0322-8206-3673

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: ///lorry.trip.ambitions

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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