



THE STORY OF
London House
East Rudham, Norfolk

SOWERBYS



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THE STORY OF

London House

The Green, East Rudham,
Norfolk, PE31 8RD

Beautifully and Completely Renovated
Georgian End Terrace

Contemporary Meets Period

Fully Fitted Kitchen/Family Room

Abundant Reception Space

Five Bedrooms, Two En-Suite

Character Throughout

Off-Road Parking to Cart Lodge

Enclosed Gardens

Flexible Accommodation

Viewing is Highly Recommended

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“From the kitchen you can look out over the garden and church - a view that’s always green, whatever the season.”

This Grade II listed Georgian end of terrace has been beautifully refurbished by our sellers to provide a stunning family home.

Formerly a shop and house, London House is a fine example of Georgian architecture, including its windows, fireplaces and staircase. Period meets contemporary in its renovation, providing families with a spacious kitchen/family room which, from its rear windows, enjoys a view over the flint wall to St Mary’s church. The current owners have loved how “this view is always green, whatever the season.”

Reception space is abundant, currently used as two sitting rooms and a study, useful for those working remotely. It happens that one of the five bedrooms provides a further study, tucked away at the back of the house.

There’s the opportunity to live multi-generationally with ease, given the space and flexibility on offer. In particular, the accommodation which once served as a village shop now provides a very generous size reception space and a delightful bed/sitting room with full ensuite.









In the time our vendors have lived at London House they have better enjoyed the great outdoors as a family: cycling, walking, visits to the beach and the use of the garden. They value not being in the middle of nowhere, in a friendly, rural community where there is a good mix of young and old, a village cricket team and a multi use games area. The Crown public house is a popular hostelry for drinking and eating and the village Primary school continues to grow in size and popularity. With a regular bus service to Fakenham and Kings Lynn you are never far from more amenities.

“We’ve loved having more time to spend as a family - rural walks, trips to the beach, and days out cycling”

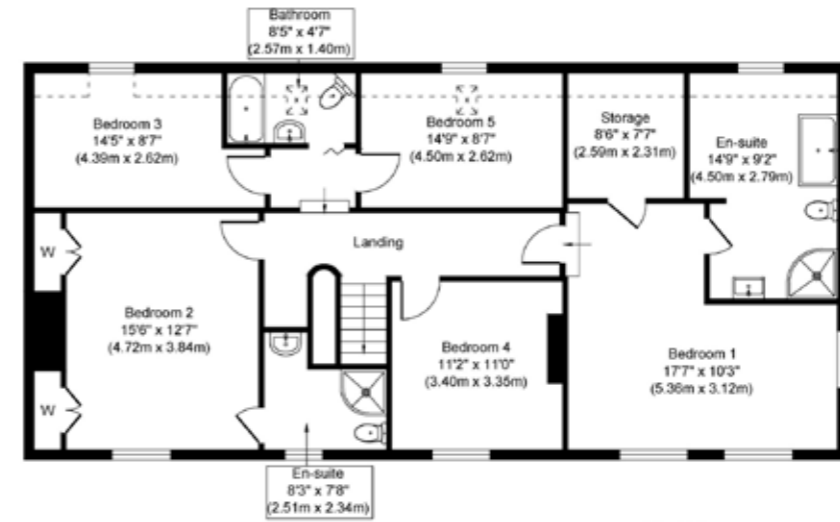
The outside space comprises a neatly paved driveway to the side and rear leading to cart lodge style parking. The mature, well stocked gardens are enclosed with a combination of period style railings, flint walls and fencing.

London House has been sympathetically renovated and there are many nods to its period character. Surrounded by nature, it is above all, spacious and bright with family at its heart. Now it is time for a new custodian to create their own memories as our vendors are ready for the next chapter in their family life.

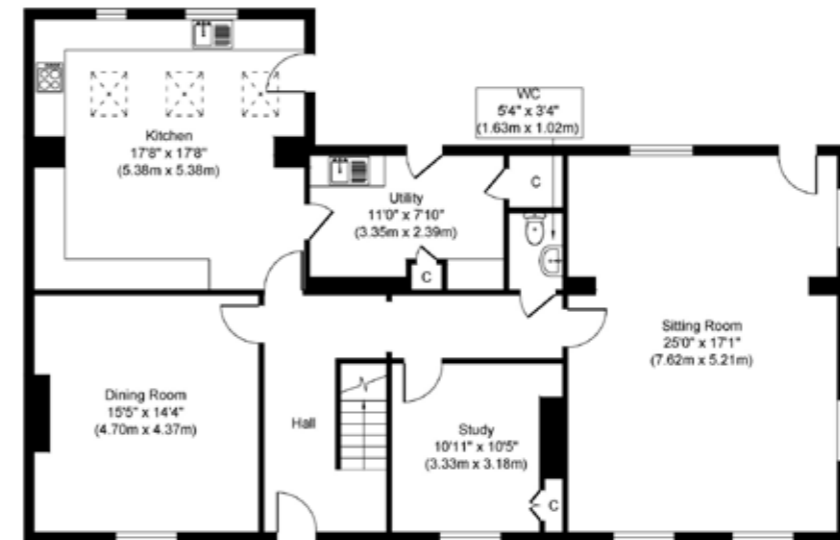




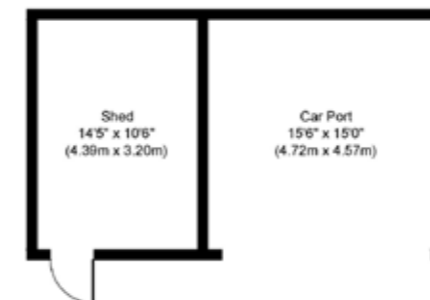
“It’s a spacious and bright home, surrounded by nature.”



First Floor
Approximate Floor Area
1289 sq. ft
(119.752 sq. m)



Ground Floor
Approximate Floor Area
1446 sq. ft
(134.33 sq. m)



Outbuilding
Approximate Floor Area
400 sq. ft
(37.16 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.

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ALL THE REASONS



East Rudham

IN NORFOLK
IS THE PLACE TO CALL HOME



An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

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.

The village was built around a central green with many period properties.

It has a village hall/social club with sporting facilities, a coffee shop which serves pizza on certain evenings, pubs, a thriving primary school and a vet.

A mobile postal van operates Monday to Friday and a general store is due to open soon.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

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

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.



Note from the Vendor



The village green

“The village is rural, without being remote, and there's a really friendly community.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required due to the property being Grade II Listed.

TENURE

Freehold.

LOCATION

What3words: ///rolled.defaults.triads

AGENT'S NOTE

The driveway is owned by our vendors, however two properties have the right to pass and repass over it.

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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