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THE STORY OF

Rowe's Cottage

Great Snoring, Norfolk

SOWERBYS

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Rowe's Cottage

The Street, Great Snoring Norfolk
NR21 0AH



Delightful and Double-Fronted Period Cottage

Separate Sitting and Dining Rooms

Kitchen/Breakfast Room

Three Bedrooms

Mature Garden

Off Road-Parking to Carport

Would Benefit from Modernisation

Chain Free



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“A much-loved home, within easy reach of the coast, waiting for new custodians to continue its story...”

Rowe's Cottage has been home to its owner for many years, and whilst it would benefit from some modernisation, it is a pretty double-fronted period cottage, located in a quaint north Norfolk village.

The cottage currently boasts two reception rooms, both with tiled surrounds and open fireplaces, making for cosy atmospheres when the weather

turns chilly. The picture rails are also a nod to the cottage's past. One of the reception rooms has been used as a dining room, with the kitchen incorporating a breakfast room - fitted with a useful walk-in pantry.

Upstairs there are three bedrooms served by a family bathroom. The smaller of the bedrooms overlooks the garden to the rear.

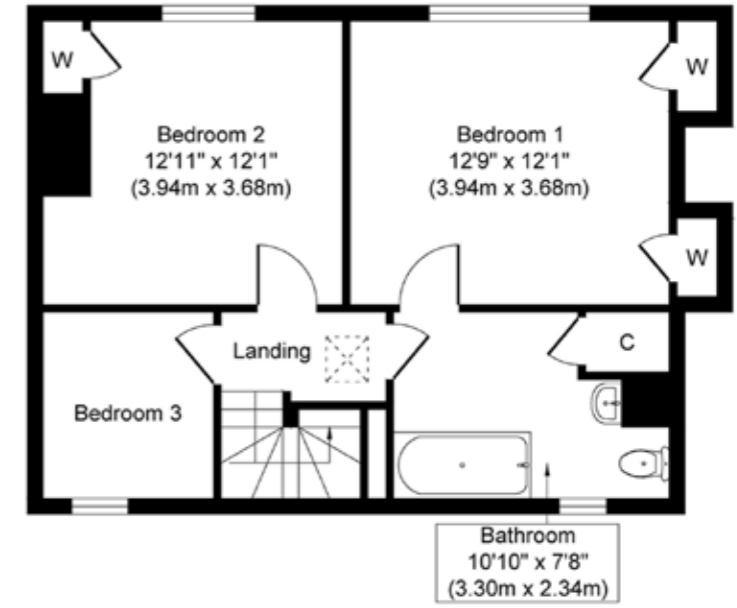




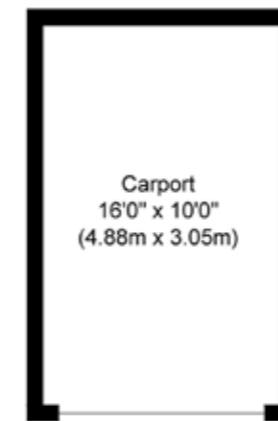
Outside, you can feel that the garden has been a labour of love, with its mature planting - a haven for wildlife in the abundance of mature shrubs and trees. The property has a vehicular access from the Barsham Road to a carport, providing off-road parking.

Rowe's Cottage presents a wonderful opportunity for buyers looking for a traditional period property, to make their main residence, or of course a second or holiday let home. A place where being close to the coast and all of the amenities that this little oasis has to offer will ensure its popularity amongst buyers.

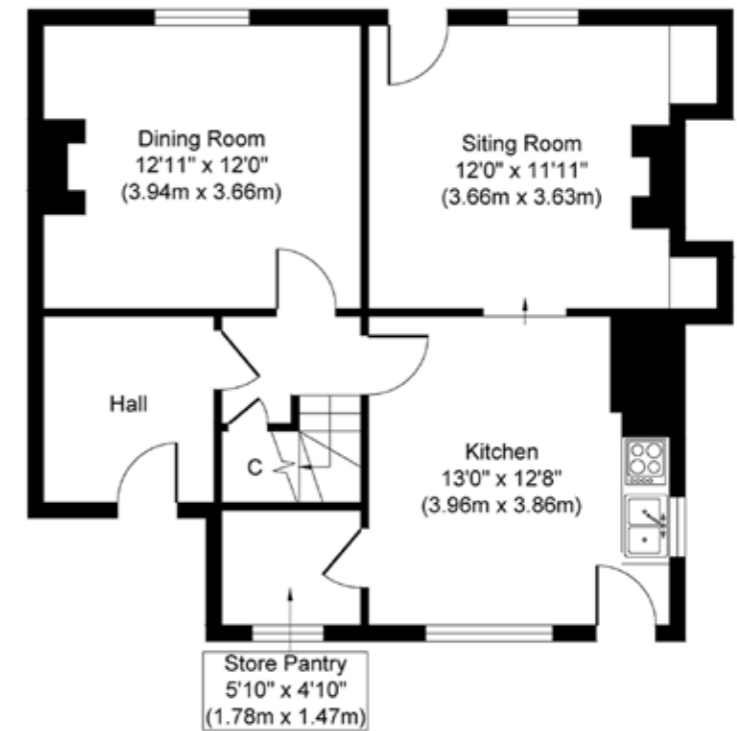
Whilst many happy memories have been created in this much-loved home, it is time for new beginnings with the next custodian.



First Floor
Approximate Floor Area
543 sq. ft
(50.44 sq. m)



Carport
Approximate Floor Area
160 sq. ft
(14.86 sq. m)



Ground Floor
Approximate Floor Area
637 sq. ft
(59.17 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



Great Snoring

IN NORFOLK
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on rural life, but within easy reach of the sea, Great Snoring is top of the list. While the sandy beach at Wells-next-the-Sea is just 8 miles away, this little village is perfectly positioned between King's Lynn and Norwich and is within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

The rural village of Great Snoring is close to the river Stiffkey and is two miles from Little Snoring. Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a social club which hosts a number of events and an egg shop vending machine, whilst just over four miles away is the bustling market town of Fakenham.



Out of working hours, there's plenty to keep you entertained within Fakenham 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 two-and-a-half 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.

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, or indulge at Sculthorpe Mill - which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

Note from Sowerbys



“An evening spent on the Norfolk coast is one of the best ways to enjoy our county.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2637-5125-7200-0319-7276

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: ///beefed.pots.positions

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