



THE STORY OF

Old Post Office Farm

Tattersett, Norfolk

SOWERBYS



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Old Post Office Farm

The Street, Tattersett,
Norfolk, PE31 8RT

●
Beautifully Located

Period Property

Generous Size Plot

Requires Modernisation Throughout

Potential to Extend, Subject to all Necessary Consents

Viewing is Highly Recommended

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With roses adorning the wall and an intrinsic sense of nostalgia, one can't help but wonder at the history that is held within the walls of Old Post Office Farm. Tucked away just enough to enjoy a wonderful rural setting, this quintessential brick and flint cottage sits proudly in its generous plot, overlooking open countryside views. A range of outbuildings are ripe for a multitude of uses.

The house requires total modernisation, with the internal layout currently offering a kitchen, two reception rooms, bathroom and three bedrooms. There's ample space to extend, and, subject to all necessary consents, with a little imagination this could become a beautiful period home.

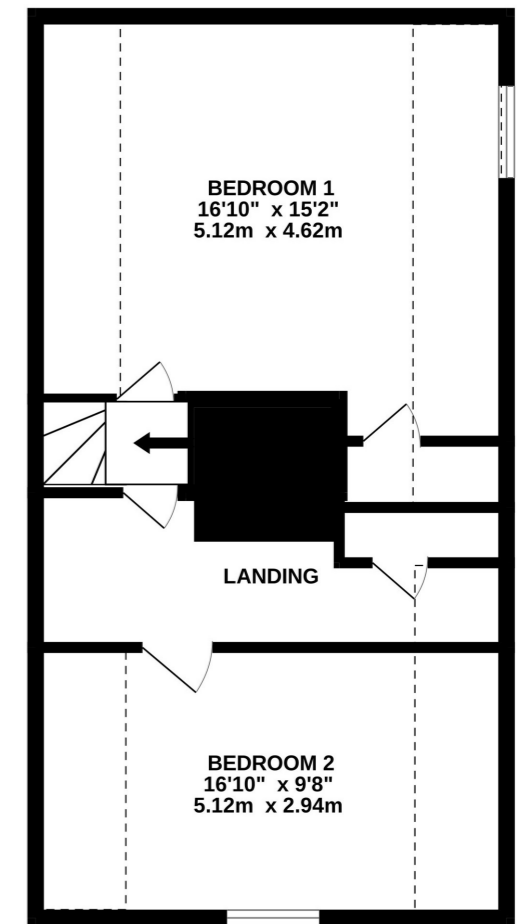
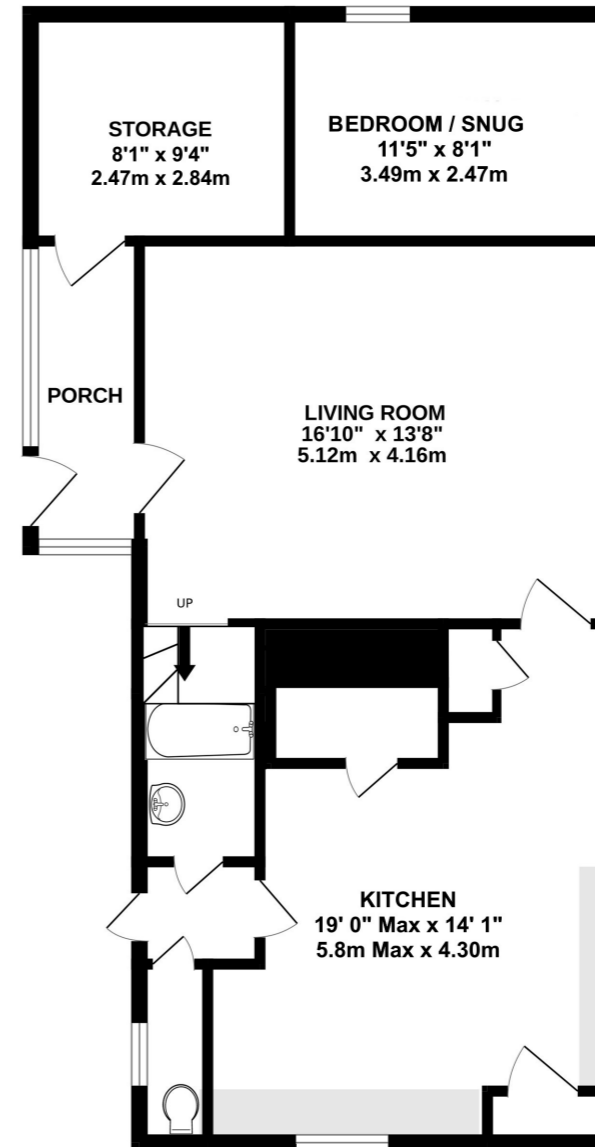
Generous gardens, a stunning outlook, and its proximity to the ever popular north Norfolk coast make this an opportunity not to be missed.

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GROUND FLOOR

1ST FLOOR



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

Tattersett

IN NORFOLK
IS THE PLACE TO CALL HOME



Just off the A148, the small hamlet of Tattersett enjoys an idyllic countryside setting, whilst having great transport links to Fakenham and King's Lynn. The best of town and country living. It's only a short drive from the north Norfolk coast and you can have your toes in the sea in about 20 minutes!

There's a village shop and pub nearby, in East Rudham, and Syderstone has a village hall and a primary school. Fakenham, with a much wider variety of shops and facilities, is about 6 miles away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are found at Brancaster, Hunstanton and Fakenham.

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.

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 Sowerbys



Brancaster Beach

“The north Norfolk coast is just a short drive away and offers miles of sandy beaches, dramatic cliffs, saltmarshes and coastal woodlands to explore and enjoy.”

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SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

F. Ref:- 8300-0480-4929-4107-9413

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: ///important.edits.pixies

AGENT'S NOTE

Subject to all necessary consents, the property has potential for modernisation and extension.

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.

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