



THE STORY OF

Flint Cottage

Fakenham, Norfolk

SOWERBYS

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Flint Cottage

Butchers Lane, Fakenham,
NR21 9EJ

Immaculately Presented Brick and
Flint Cottage Style Home

Open Plan Living to Ground Floor

Flexible Accommodation

Three Bedrooms to Main Residence

Family Bathroom and En-Suite to Principal Bedroom

Double Garage Conversion to Two Storey Accommodation

Attached One Bedroom Self-Contained Annexe

Close to Town

Viewing is Highly Recommended

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“...delightfully modernised to include a
contemporary style...”

It is perhaps no surprise that this property has been welcoming people inside over the course of its history.

Built in a brick and flint cottage style, this charming home is nestled at the bottom of a shared driveway, offering flexible accommodation and maximum internal space.

It has been delightfully modernised and extended to include a contemporary style, open-plan family living space, modernised kitchen and dining area, with a lantern roof where star gazing beckons, and a delightful sitting area made cosy on those chilly nights by an oil-burning stove.





There is so much flexibility in the accommodation, given there is an attached one bedroom, self-contained annexe, tucked neatly to the rear of the plot, and the double garage has been converted to provide further accommodation to two floors.

Both of these annexes offer excellent potential for investors looking for opportunities to gain an income.



Further space is provided by the contemporary studio in the garden and as if that were not enough, the summer house is yet another opportunity to enjoy inside, outside living.

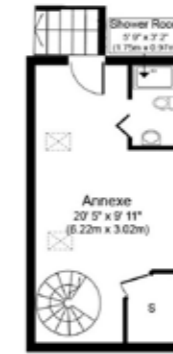
With so much space on offer, the property is ideal for those buyers looking for multi-generational living, or remote working.



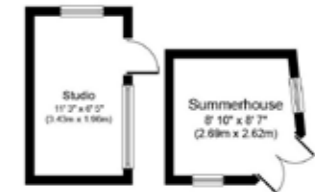
Our sellers have enjoyed raising their family so close to the town and its amenities, where the north Norfolk coast beckons just a fifteen minute drive away and schooling for all ages is available within walking distance. Now it is time to seek pastures new, offering a new custodian to write new chapters in this immaculately presented family home.



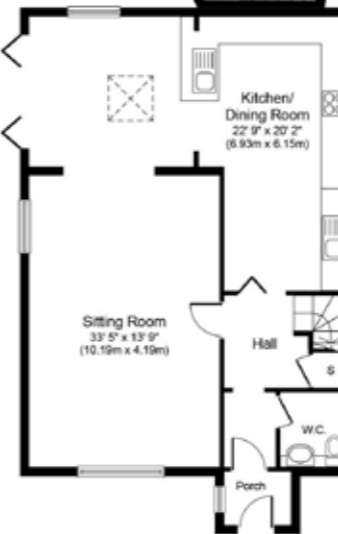
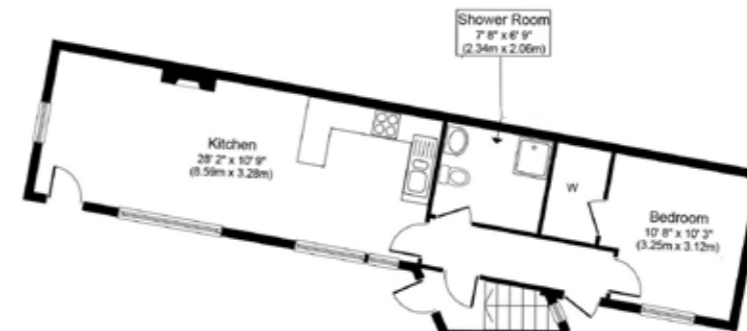
Annexe Ground Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)



Annexe First Floor
Approximate Floor Area
204 sq. ft.
(18.9 sq. m.)



Outbuilding
Approximate Floor Area
147 sq. ft.
(13.7 sq. m.)



Ground Floor
Approximate Floor Area
1333 sq. ft.
(123.8 sq. m.)



First Floor
Approximate Floor Area
615 sq. ft.
(57.1 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.



Fakenham Market



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 1837-2726-6200-0070-7226

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: ///curiosity.lucky.firepower

AGENT'S NOTE

The shared access is for pedestrians and vehicles. There is a telegraph pole in the garden which BT have access to.

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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