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INTRODUCING

Rowan Cottage

South Raynham, Norfolk

SOWERBYS



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Rowan Cottage

West Raynham Road, South Raynham
Norfolk, NR21 7HE

- Well-Presented Cottage Residence
- Open-Plan Kitchen and Living Space
- Pretty Garden to Front Aspect
- Two Double Bedrooms and Two Bathrooms
- Ample Parking to Walled Driveway
- No Onward Chain

Travelling through the heart of Norfolk's landscape, a peaceful country road lies secluded; here you will find Rowan Cottage.

The delightfully walled driveway provides ample parking space, whilst the terraced front garden is abundant with shrubs and flowering plants.

Life here evokes tranquillity.

This pretty cottage has been an ideal, additional residence for our seller, who has enjoyed discovering the flora and fauna of what surrounds the property and beyond. The flow of the cottage gives access to the rear, walled courtyard garden, where outdoor entertaining

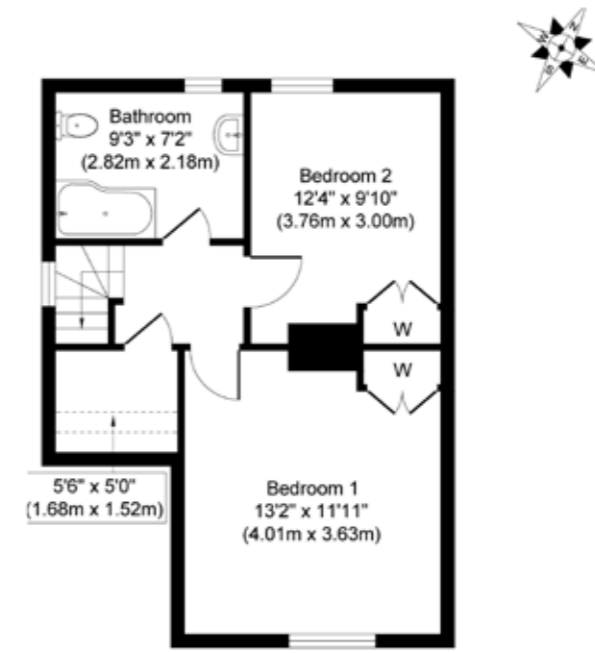
beckons, when days spent at the beach are further enjoyed with alfresco dining.

This is a cottage that offers a modernised approach to living, with its open-plan space combining kitchen and dining areas, alongside a sitting room, made cosy by the open fireplace on those cooler winter months.

The two double bedrooms are served by a ground floor shower room and a first-floor bathroom.

This is a home that easily lends itself as a main residence, or a holiday home where the coast and local amenities are so readily accessible.

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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



South Raynham

IN NORFOLK
IS THE PLACE TO CALL HOME

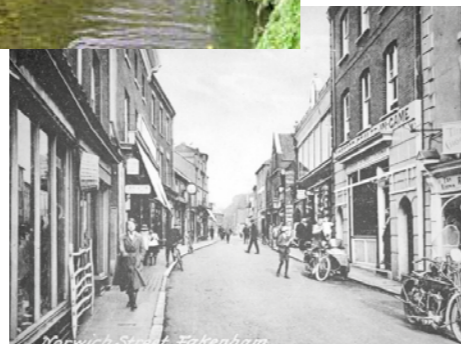


Nestling in the heart of the north west Norfolk countryside. South Raynham is a sought-after, small historic village, approximately five miles from Fakenham. Unsurprisingly you are made to feel at peace on your approach to the village through the parkland, which includes a stunning tree lined route, overlooking the historic Raynham Hall and church, which was first built in the 11th century and extended in the 14th century. It fell into ruin from the 1720s, but it has since been partially restored and is used occasionally. The parkland makes for excellent dog walking and exploring and not surprisingly there is a strong community spirit.

If you desire the gentle bustle of a market town, Fakenham is approximately five miles away. Out of working hours, there's plenty to keep you entertained including the thriving

independent Central Cinema, a perennial favourite with locals, 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 – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. 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 Sowerbys



“Rowan Cottage is the perfect example of a quintessential country home.”

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SERVICES CONNECTED

Mains water and electricity. Heating via oil-fired central heating. Drainage via septic tank, which is shared with neighbouring property.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:-0340-2734-5280-2527-5931

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: ///whirlwind.driving.singles

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