



LOVE

THE STORY OF

Candleford

Weasenham, Norfolk

SOWERBYS

S

THE STORY OF

Candleford

The Green, Weasenham, Norfolk
PE32 2TD

Pretty Cottage-Style Detached House

Kitchen/Breakfast Room

Separate Utility Room

Cosy Sitting Room

Part-Walled Courtyard

Three Bedrooms

Further Enclosed Garden

Off-Road Parking

Overlooking the Village Green

Chain Free

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“As pretty as a picture, Candleford is a delightful cottage-style home.”

Travelling through the heart of the Norfolk landscape, this pretty cottage-style property overlooks the popular green in the village of Weasenham.

This beautifully presented home boasts a kitchen/breakfast room alongside a separate utility. The sitting room is dual

aspect, with french-style doors opening onto the courtyard, great for the summer months, and in the winter the wood burning stove makes for a cosier feel.

The dormer windows to the first floor are another nod to the cottage-style and a brick-built porch to the front is another delightful feature.





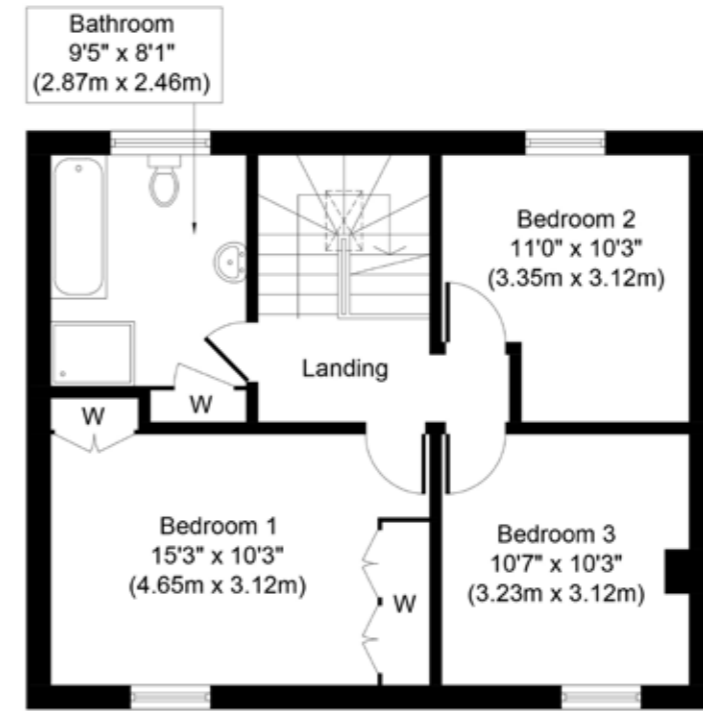
This property would make for a lovely family home with its three bedrooms, but could be one's additional residence just 25 minutes from the nearby North Norfolk coast.

Off-road parking is provided to the front of the property via the double gates and a gravelled driveway, and alongside the part-walled courtyard a path leads to a further enclosed lawned garden.

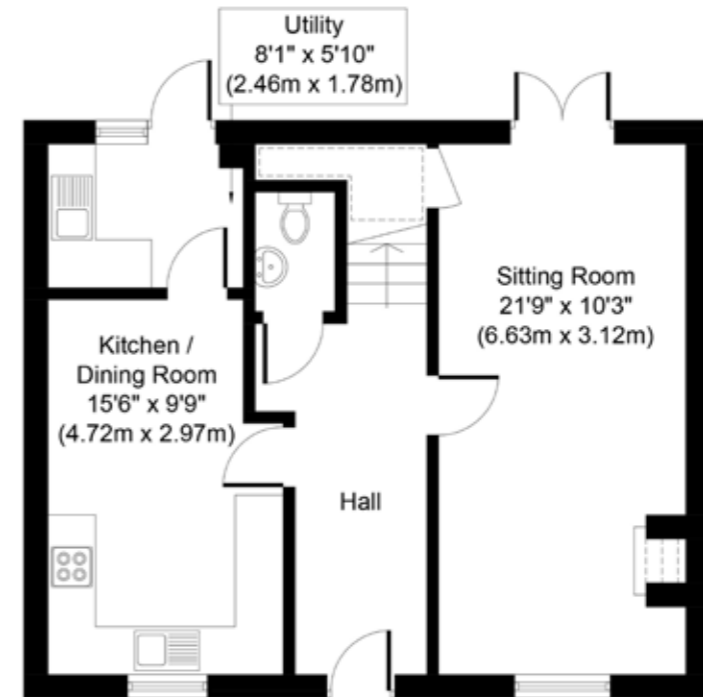
Candleford is a perfect sanctuary and has been a happy home, but it's time now to write the next chapter in its history and for a new custodian to make treasured memories.



“With views over-looking the village green, it really feels this home offers a quaint Norfolk retreat.”



First Floor
Approximate Floor Area
573 Sq. ft.
(53.2 Sq. m.)



Ground Floor
Approximate Floor Area
573 Sq. ft.
(53.2 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



Weasenham

IN NORFOLK
IS THE PLACE TO CALL HOME



If your heart is set on the gentle bustle of a market town, but within easy reach of the coast and the countryside, Weasenham could be top of your list.

Being only seven miles from Fakenham, and little over 10 to Wells-next-the-Sea - this countryside spot could be your best of both worlds.

Split into two, Weasenham has an All Saints and a St Peters - with both areas named after their churches. The village offers glorious countryside views and has a good primary school.

In nearby 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.



Note from Sowerbys



“The North Norfolk coast is so close-by. It's easy to go and explore somewhere like Wells-next-the-Sea.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity.
Drainage via a septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///them.metals.pushover

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL