



Rathlin  
East Bilney | Norfolk | NR20 4HT

## COUNTRY AND EXECUTIVE



In the sought-after village of East Bilney, this detached executive home is located in a semi-rural position just five miles from Dereham and seven miles from the market town of Fakenham. Standing on a plot of 1/3 acre (STS), the property offers generously proportioned accommodation over three floors which comprises six bedrooms (four of which are doubles), two bathrooms, and a wealth of living space on the ground floor including a large sitting room, kitchen with adjoining dining room, study and conservatory. The property is well presented throughout and benefits from oil central heating and PVCu double glazing. To the front, rear and side, the garden is shielded by hedgerow and offers terraced areas for entertaining, and there is ample off-road parking along with an attached double garage which also includes an external store, an additional lavatory and a utility room.





# KEY FEATURES

- Detached Family Home in Semi-Rural Location
- Hi-Spec kitchen and separate Utility Room
- Open Dining space with Garden Room
- Large Living Room with dual aspect windows and wood burner
- Six Bedrooms, Four of which are double on the first floor, two Bedrooms on second floor with Bathroom
- Modern Loft Conversion
- Double Garage and ample Off Road Parking
- Sitting on a plot of 0.3 acre
- Terraced area to side of the property, leading onto the Garden
- Total Accommodation extends to 2915sq.ft
- EPC rating D

## A Wonderful House in a Beautiful Setting

"I have lived at the property for over ten years. At the time it was the first property I looked at and the only one – if it wasn't for this house we wouldn't have moved! The location is perfect for both the market towns of Dereham and Fakenham, for schools and for access to Norwich. During our time at Rathlin we have made extensive home improvements to accommodate our ever-growing family which include new windows, the garden room, a brand-new kitchen and a third-floor extension. The garden has had a full makeover including a water treatment plant!"

"Rathlin is modern and spacious with plenty of storage. And you can cuddle up in front of the wood burner on a cold winter's night or chill in the hot tub with no overlooking neighbours at the height of summer! With a spacious brick weave drive for parking, the house stands on a large plot which is fully secure and safe for dogs to roam freely!"

When asked about favourite spaces at the house, the owner said, "The garden room and watching the birds in the trees, in particular the pair of woodpeckers that returns year after year with their new young. And the kitchen which is the heart of the house. Rathlin is just great whether it's just a party for two or twenty!"

And when asked what they think sets their property apart, they replied, "Having the luxury of six bedrooms. Rathlin is a family home but offers enough space for peace and tranquillity. It is close to amenities but far enough in the countryside for long walks and rural living. I will miss how quiet it is here, yet how easy and accessible it is to reach the main towns and Norwich."







# KEY FEATURES

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## The Garden

A hedgerow demarks the front of the plot with a pair of gates providing access to the large brick weave driveway and the double garage. The garden to the front is laid mainly to lawn and extends around to the lefthand side of the property, which is again laid mainly to lawn, with a paved raised terrace. There are steps leading down from this to provide access to the rear garden. "The rear garden has been well stocked with some lovely roses; however, getting the fire pit going after a BBQ on the front patio has to be one of my favourites!" the owner said.

## Popular Norfolk Location

"The area has the Bilney fishing lakes close by with a lovely café," the owner said, "And the local fields and farmland couldn't be better for dog walking. The local beaches and the beautiful north Norfolk coast are also so easy to access from the house." With a medieval church and a strong community spirit, East Bilney is a popular Norfolk location. The local church of St Mary is a grade II listed building which was restored and largely rebuilt in Victorian times. A stained-glass window is dedicated to the memory of Thomas Bilney, and the village sign is copied from this window.

The award-winning gastro pub/restaurant, The Brisley Bell, is a wonderful local eatery, in addition to a Thai restaurant and two other pub/restaurants which are both within easy reach. There are also a couple of local village shops in the vicinity, and excellent local markets providing local produce, fresh fish and local cheeses.

In nearby Beetley, there is a pre-school and primary school and a village hall, and in North Elmham a post office, GP surgery, and a convenience shop can be found. When the amenities offered by a town are required, East Bilney lies a short drive between the market towns of Dereham (at six miles) and Fakenham at (seven miles), both of which have regular farmers markets and excellent shopping facilities.

































# INFORMATION

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## On Your Doorstep...

Both Dereham and Fakenham offer a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas. 'We're lucky to have Dereham so close as over the last couple of years it has undergone a transformation particularly the high street and with the introduction of the wonderful leisure centre'

## How Far Is It To?...

East Bilney can be found 7 miles south of Fakenham and 21 miles north west of Norwich. Often described as the gateway to the North Norfolk Coast, the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to [www.fakenhamweb.co.uk](http://www.fakenhamweb.co.uk). The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

## Services, District Council

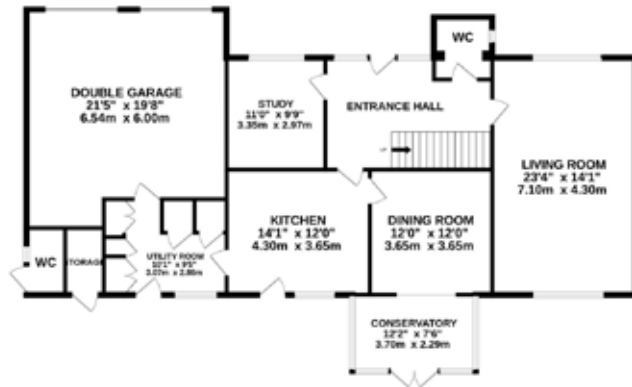
OFCH, Mains - Water and Water Treatment Plant  
Breckland District Council  
Council Tax Band F

## Tenure

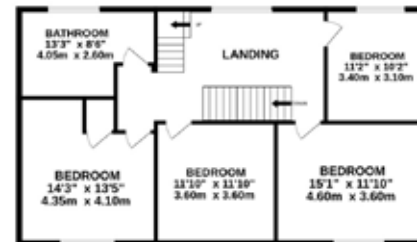
Freehold



GROUND FLOOR  
1601 sq.ft. (148.8 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2915 sq.ft. (270.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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