



THE STORY OF

Eaton House

Fakenham, Norfolk

SOWERBYS



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Eaton House

12 Holt Road, Fakenham,
Norfolk, NR21 8BQ



Town Centre Location

Spacious Kitchen and Period Features Throughout

Four Bedrooms and Two Bathroom

Walled Garden with Outbuildings



When considering the practicalities and convenience involved with a property so close to the town centre, Eaton House also offers an essence of charm and character which can only be found in a period property such as this.

The current owners have embraced all aspects of living here over their time as custodians, with the offering of multiple reception rooms which boast ornate fireplaces, a recently modernised sociable kitchen/dining space, and four generously sized bedrooms. The property offers an enclosed walled garden with outbuildings, such as the summer house

which is fully insulated with light and power. There is also a covered area ideal for outdoor dining.

Whilst Eaton House has been a permanent home for many years, its location, which has often been described as the gateway to the north Norfolk coast, would mean that it could be well-suited as a second residence or holiday let, just ten miles from Wells-next-the-Sea.

It is now time for the current owners to move on to pastures new, leaving Eaton House ready to house a new custodian, and for someone else to call it home.

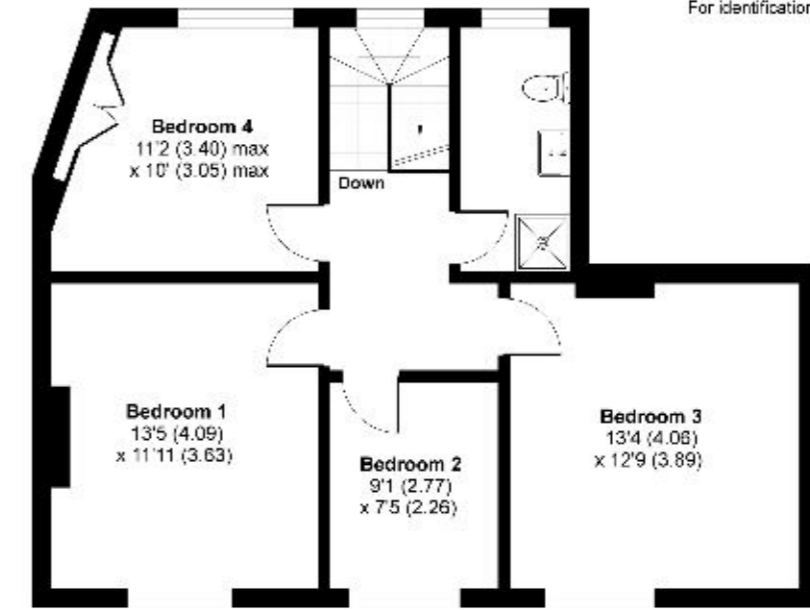
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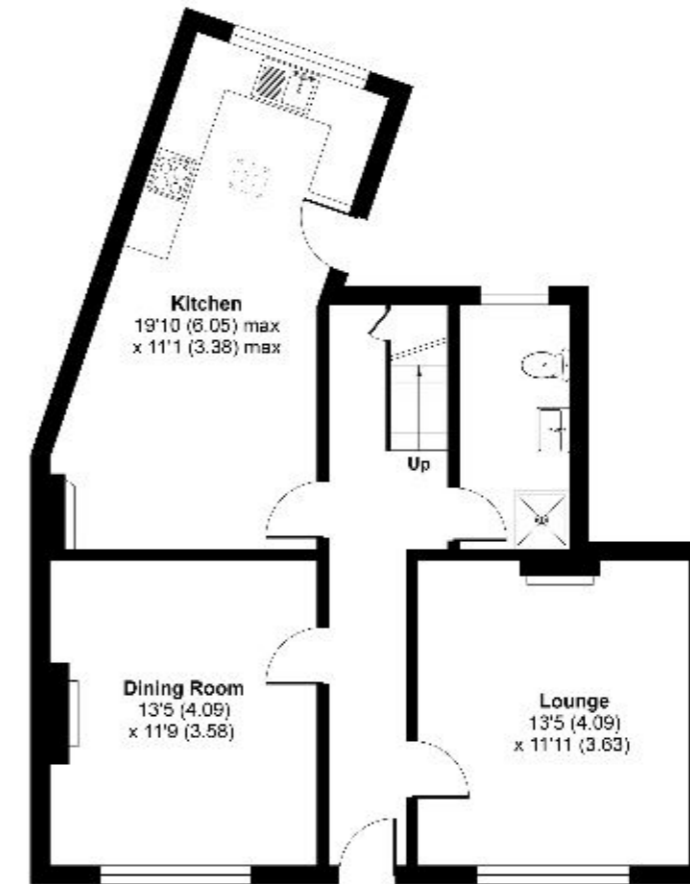
Holt Road, Fakenham, NR21

Approximate Area = 1416 sq ft / 132 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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.

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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.

Note from Sowerbys



“The property beams with character throughout. Its in the ideal location being so close to Fakenham town centre.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8260-7528-7610-0137-2296

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: ///tomato.circling.carriage

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