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THE STORY OF
54 Hollow Lane

West Raynham, Norfolk

SOWERBYS



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54 Hollow Lane

West Raynham, Norfolk
NR21 7ET



Picturesque Village Location

Modern Kitchen

Wood-Burning Stove

Three Bedrooms

Character Features Throughout

Oil Fired Central Heating

Country Garden

Ample Parking

Outbuilding



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“Characterful, calm and welcoming.”

Once a worker's cottage for the Raynham Estate, this home has been transformed to create a characterful and charming property located in a lively north Norfolk community.

Appropriately described by the current owner as being a calm and welcoming property, 54 Hollow Lane presents as a quintessential country cottage.

In the last quarter of a century, the current owner has taken great pride in maintaining and improving the cottage whilst retaining the character that is afforded to an older property. With a modern fitted kitchen, a wood-burning stove and original cast iron fireplaces, the property blends history

with modern comfort. The cottage is deceptively spacious, with a dining room and generous sitting room which has an original feature fireplace. An extension to the original cottage created a spiral staircase leading to three bedrooms and a four piece bathroom.

There is a small patio and wonderful mature gardens to the front and rear. For those who enjoy the outside of a home, just as much as being in; watching the seasons change in this lovely garden is a must! To the rear of the property is a small courtyard patio, a gravel drive with parking and a brick outbuilding providing plenty of space for additional storage.



Versatile enough to be a full-time residence, or a second home, 54 Hollow Lane offers an attractive opportunity to own a little slice of rural paradise. Just a twenty-minute drive from the nearest coastline, and an even shorter distance to all that the bustling market town of Fakenham has to offer.



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



West Raynham

IN NORFOLK
IS THE PLACE TO CALL HOME



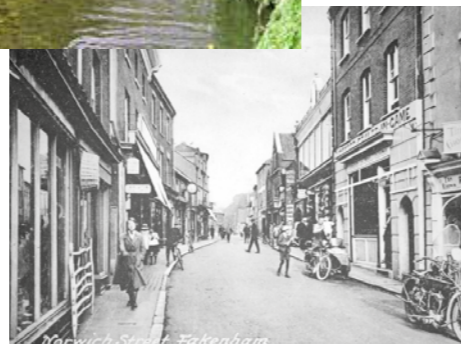
Nestling in the heart of the north west Norfolk countryside. West Raynham is a sought-after, small historic

village, approximately six miles from Fakenham, with a village hall. 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 the Vendor



“There are delightful walks within the village, and the seaside is just a 25-minute drive away.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0330-2501-6390-2994-4355

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

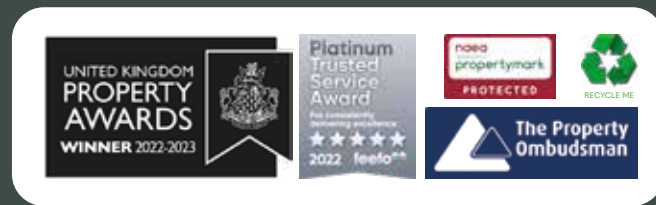
Freehold.

LOCATION

What3words: ///pockets.flukes.skylights

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