



Northview House
Wighton | Norfolk | NR23 1GB

BRICK AND FLINT EXCELLENCE



With a setting in the pretty North Norfolk village of Wighton this imposing modern brick and flint home with a clay pantile roof was built in 2014.

With a breathtaking view of farmland to the front, the specification of accommodation could not be higher with oak joinery, hardwood double glazed windows, tiled and timber floors, and a bespoke kitchen with granite counter tops. The living space comprises four bedrooms (the master with an en suite and dressing room) and a family bathroom on the first floor, while downstairs there is a substantial kitchen/diner, a large living room, a utility room, and an office to the rear of the attached double garage. To the front of the property there is an enclosed lawned area and off-street parking for several vehicles, and to the rear the garden is laid to lawn with a spacious terraced area.



KEY FEATURES

- Fantastic Family home in a Magical Position
- Wonderful field views with the Coast beyond
- Fully integrated Kitchen/Diner and separate Utility Room
- Four Bedrooms, Two Bathrooms
- Excellent village with Pub, Just Five minutes from Wells-next-the-Sea
- Approaching 2,500sq.ft
- Perfect family home, Second home or Investment Property
- NO ONWARD CHAIN

Amazing Location and Views

"We were drawn to the property on account of its location and superb views over open farmland to the coast, as well as its proximity to both Wells and Fakenham with a regular bus service passing through," the present owners explained.

"The house was built to a very high standard by a traditional local builder, and pride in the job shows through everywhere. Key points include the high standard of the interior oak woodwork, brick detailing around the eaves, the brick wall around the garden where most builders would have built a fence, and the stone cobbled walls in traditional style; pure quality sets the house apart. There is a solar panel which supplements the domestic hot water. It is also in a very history-rich landscape; just a few hundred metres from the ramparts of Wareham Iron Age fort, visible from upstairs, and historic Walsingham just three kilometres away."

Asked about favourite spaces at the property, the owners replied, "The master bedroom is certainly special. Unusually spacious, it has amazing views over the fields. On a still night one can see the twinkling lights of the windfarm out to sea and hear the gentle sound of the waves on the shoreline just five kilometres away. One might hear an owl call from the woods and, in the winter, the geese as they commute to and from land to foreshore. In the Spring it is not unusual to see hares boxing in the field to the front. There is very little light pollution and the stars are a treat on a clear night."

Outside

"The garden was landscaped to provide a low maintenance but secluded space and, on a summer's day, one can sit in the gazebo with a G&T and watch the blue tits and swifts dart around," the owners said.





KEY FEATURES

Rural Idyll

“We consider both the location and views to be special, and the village itself has a good sense of community – it has a thriving pub and they have just opened a new and modern village hall,” the owners said. A small and peaceful rural village, Wighton benefits from the recently refurbished and well-respected village pub, The Carpenters Arms, and a village hall and local parish church.

“The big skies of North Norfolk are special. We are but a short drive or cycle-ride from the coast where one can walk on the vast sands of Holkham Beach or follow the Coastal Path to take in the bird life along the foreshore. The area is a Mecca for bird enthusiasts.” Wighton is five minutes’ drive from Wells-next-the-Sea and the north Norfolk coast with its celebrated beaches, and approximately seven miles from Burnham Market and Blakeney. There is a regular bus route linking Fakenham to Wells which provides access to the Coastal Path and the Coast Hopper bus service.

The Georgian market town of Holt is approximately twelve miles to the east with a wide choice of shops, cafes, restaurants and other amenities, and it is also the location of Gresham’s well-regarded senior, preparatory and pre-prep schools. Approximately seven miles to the south is the market town of Fakenham, while thirty miles southwest the city of Norwich can be found, the region’s centre for shopping and cultural amenities. With a mainline railway station providing a service to London Liverpool Street, just north of the city is Norwich International Airport offering international connections.

















INFORMATION



On Your Doorstep...

Wighton is a village and civil parish in the English county of Norfolk. The village is situated some 3.7 miles south of the town of Wells-next-the-Sea, 7.5 miles north of the town of Fakenham, and 28 miles north-west of the city of Norwich.

The medieval pilgrimage centre of Walsingham lies 1.9 miles to the south. Wighton is on the River Stiffkey and used to have a watermill, but this was demolished in May 1866. The Wells and Walsingham Light Railway runs close to the village, to the west, and there is a halt called Wighton Halt. A regular bus service is provided as the village is on the Coastliner bus route (service number 36) with destinations including Fakenham, Wells, Hunstanton and King's Lynn.

The Carpenters Arms is set in the centre of Wighton and makes for the perfect pit stop after or during a walk

Services, District Council

OFCH, Mains Water & Drainage
North Norfolk District Council - Tax Band F
Freehold

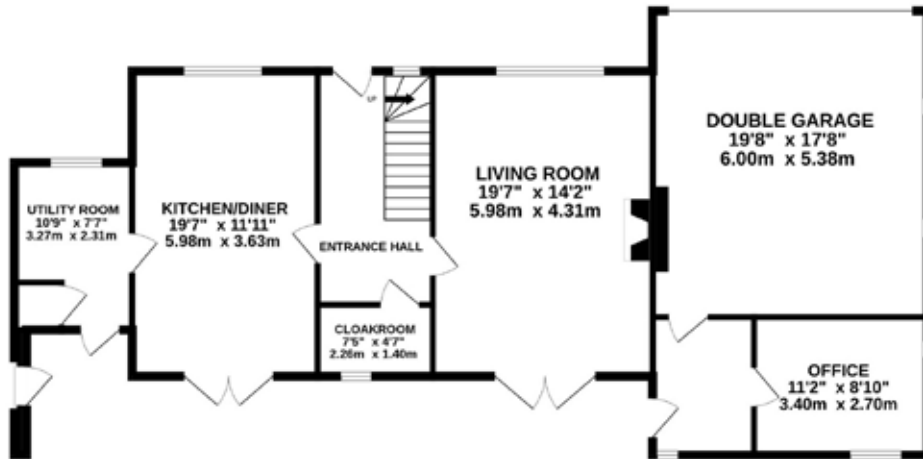
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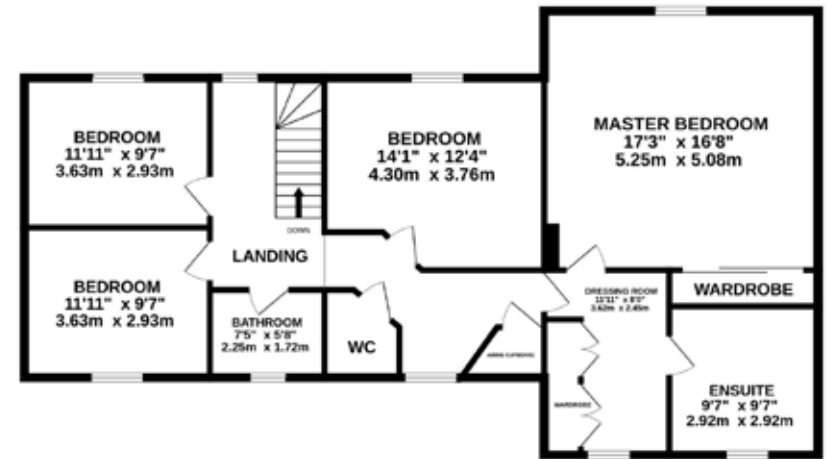
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///link.sounds.committed](https://link.sounds.committed)



GROUND FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 2378 sq.ft. (220.9 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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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