



Glenrose
Bale | Norfolk | NR21 0QS

CHARMING BUNGALOW



Set back from the road and sheltered from view by a hedgerow, this attractive brick and flint detached bungalow is located in the heart of the popular North Norfolk village of Bale. The living space comprises two/three bedrooms, a family bathroom, a kitchen/diner, and a sitting room (with an open fire) which adjoins a garden room. There is an attached garage and also a loft area for storage or for use as an additional bedroom. The shingled driveway offers parking for several vehicles to the front of the property while the private garden to the rear with a greenhouse and a small pond overlooks pretty meadows.



KEY FEATURES

- Attractive and good-sized brick and flint Bungalow
- Situated in the very popular village of Bale in North Norfolk
- Two Bedrooms with a large Attic Room for hobbies or storage
- Two Reception Rooms including Garden Room
- Wonderful S-W facing Garden overlooking Fields
- Paved Terrace and Feature Pond
- Single Garage
- Ideal Permanent Residence or Second Home
- Total Accommodation extends to 1267sq.ft
- Energy Rating D

Lovely Family Home

"My parents bought Glenrose in September 2003, after moving from Leicestershire," the owners said. "They chose it because of its location in relation to the coast, which suited them as they were keen on birdwatching, walking and fishing. The bungalow backs on to open fields and is built in the Norfolk tradition using brick and flint."

"The fireplace and hearth were rebuilt soon after my parents moved in, and are a lovely feature in the lounge. A new boiler was put in very recently, and a new fuse box installed in the garage too. The flat roof over the garage has recently been re-covered and made good. There is an interesting room in the attic which would be great if you have a hobby that takes up space – it has to be seen to be appreciated!"

As for favourite spaces, the current owners said, "My parents liked the sunroom for relaxing in and watching the wildlife that comes into the garden. There are plenty of birds including pheasants and woodpeckers that can be seen pottering about the lawn."

"As a family, we will miss sitting in the garden, enjoying the field views, the peace, the wildlife and the stunning skies. There is so much potential in this property and we are sorry to have to let it go."

The Garden

"There was a huge cedar tree in the front garden which, with permission, was taken down in January this year. It had grown to the extent that it was interfering with the electricity wires overhead. The shed is only a couple of years old, and there is a greenhouse too."





Village Life

"Although there is no shop in Bale itself, the garage shop on the main road is well stocked, and there is also a quaint village shop at Binham just down the road. Bale is host to an annual fete and there is an art group that meets at the village hall," the owners said. "The neighbours are lovely all round, and have shown my dad much friendship over the years and are all very willing to help each other where they can."

Bale is conveniently located for Holt, Fakenham and the celebrated North Norfolk coast. At around a six-mile drive, Holt is an attractive Georgian town situated within an area of outstanding natural beauty. It offers a wide range of shops and is also home to highly regarded Gresham's School. The cathedral city of Norwich is approximately twenty-six miles by car with a mainline service to London Liverpool Street, and Norwich Airport which is a convenient worldwide gateway via Schiphol Airport.













INFORMATION



On Your Doorstep...

Bale is a village located within the triangle of Binham, Thursford and Holt. The market town of Holt is ideally located for access to the North Norfolk coast with its miles of unspoilt coastline. There is easy access to major trunk roads with access to both High Kelling, Sheringham and Cromer. Holt is in an area of outstanding natural beauty along with all the amenities including supermarkets, restaurants and local shops, the areas nearby are famous for the wonderful coastline, wildlife and scenery. Blakeney, Cley are close by. There are several golf courses, bird reserves and national trust properties nearby. The educational facilities include the private Greshams School for boys and Girls from preparatory through to sixth form and also Beeston preparatory school.

How Far Is It To?...

The Market Town of Holt is 6 miles, Fakenham only a short 8 miles and Wells-next-the-Sea 8.5 miles. Fakenham is a popular market town due to its situation between Norwich and the North Norfolk Coast and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Racecourse, Golf Course and Leisure Centre. Having both the countryside and the coast so conveniently placed with a good shopping centre and popular schools makes this a particularly convenient location.

Directions - Please Scan The QR Code Below

What Three Words Location

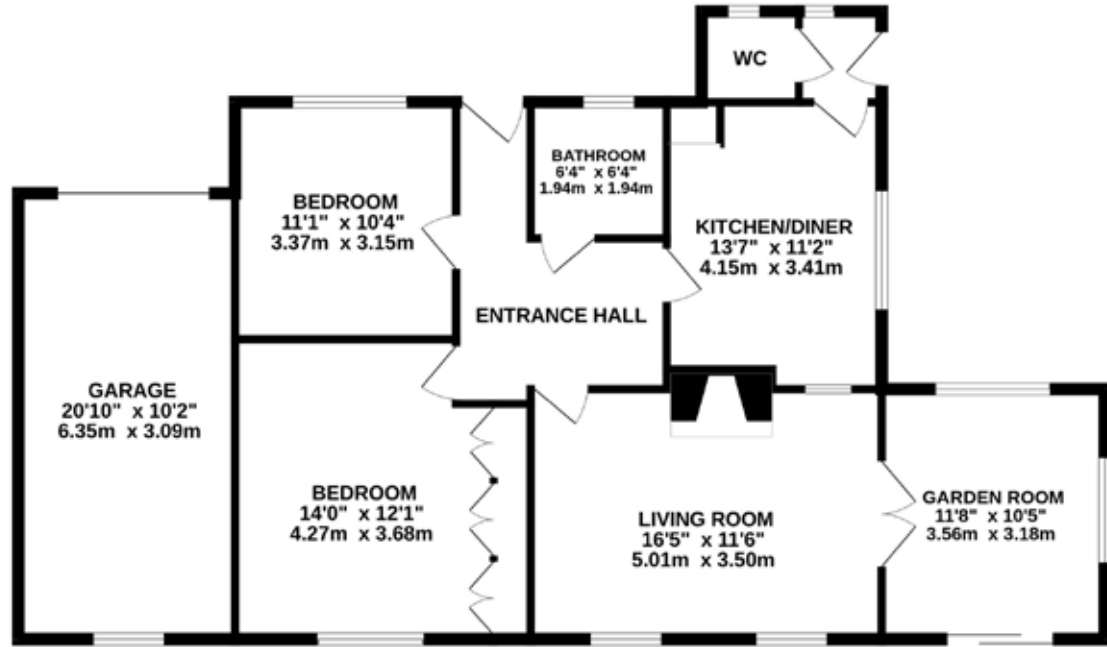
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///sport.lightens.helping](https://www.threewords.com/)

Services, District Council

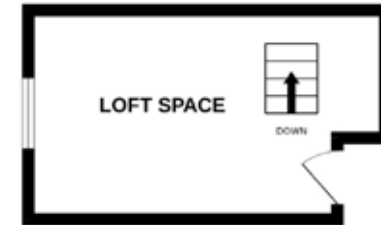
OFCH, Mains Water & Septic Tank
North Norfolk District Council - Tax Band D
Freehold



GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR
154 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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		80 C
55-68	D	56 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.



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