



THE STORY OF

Highfield House

Fakenham, Norfolk

SOWERBYS



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Highfield House

Wells Road, Fakenham, Norfolk
NR21 9HP



Superb Renovation Project

Rare Opportunity

Detached Three Bedroom House

Good Sized Garden

Chain Free

Convenient for Town Centre Amenities and Coast



Ideally located for Fakenham town centre, as well as access to the coast, Highfield House is a superb opportunity and has the potential to become a wonderful family home.

The property is situated on the site of the former Fakenham High School Academy, and originally served as the caretaker's house, before being used as a resources centre for the school. In need of full renovation, the house has three

bedrooms and has a good sized garden to the rear.

For all those buyers, looking for a project this could be just the property. Located just a short walk from the town and its amenities, it is also just fifteen minutes from Wells-next-the-Sea, and would make a fantastic home from which to explore the beautiful North Norfolk coast.

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“The charming seaside town of Wells is only 15 minutes away...”



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



Fakenham Market Place

“Fakenham has a bustling market, and plenty of amenities on offer.”

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SERVICES CONNECTED

Mains water and electricity.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///larger.noodle.populate

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