



The Corner Cottage  
Colkirk | Fakenham | Norfolk | NR21 7NS

# GEORGIAN CHARM



With a setting in the heart of the pretty village of Colkirk less than three miles from the market town of Fakenham, this wonderful Grade II listed Georgian property dates from the late 16th and 18th Century and retains many original features including exposed beams, an inglenook fireplace and the original housekeeper bells. The living accommodation comprises four generous sized double bedrooms and a family bathroom on the second floor while downstairs there is a living room, dining room, kitchen diner and pantry.

There is an attic space accessed via a spiral staircase from one of the bedrooms which could have the potential for conversion subject to planning consent, and the property also has the advantage of an attached double garage.

Outside there is a private walled garden with established planting, and the shingled drive to the front offers off-street parking for several vehicles.



# KEY FEATURES

- Grade II Listed Cottage found within the pretty village of Colkirk
- Entrance Hall leading to the Living Room with original Fireplace
- Separate Dining Room with Inglenook Fireplace
- Kitchen/Diner with door leading to a Pantry
- Downstairs WC
- Four Double Bedrooms on the first floor with family Bathroom
- Attic Space with potential for conversion subject to planning
- Enclosed rear Garden and Double Garage
- Total Accommodation extends to 2544sq.ft

## Handsome Family Home

"We had lived in Colkirk for over ten years before moving into the Corner Cottage," the present owners said. "My parents had always loved the house, so when it came onto the market it meant a lot to them to have the chance to own it. It was then our family home for over forty years, and a place with many happy memories. My Mum and Dad did some renovation work on the house, particularly over the early years that we lived here. In the process, they uncovered the inglenook fireplace in the dining room and another fireplace in one of the upstairs bedrooms. However, most of their work on the house over the years focused on repairs and decorating, keeping the features and layout much as they found it. It is these earlier features that gives the house a lot of its charm."

Asked what they consider to be distinctive about the Corner Cottage, the owners said, "As I've mentioned, there is large inglenook fireplace in dining room. This is an imposing feature in what my parents used as a dining room. A 'witch mark' can still be seen in the large beam across the fireplace, burned in with a poker or something similar. These marks were usually added onto stone or woodwork near a building's entrance points to protect inhabitants and visitors from evil spirits. There are a series of bells located in the hallway at the back of the house, with a wire system that still survives and is connected both to a door pull at the front door (which is still the main front doorbell) as well as to some of the upstairs rooms. These bells were used to call for the servants."

There are shutters on the sash windows at the front, in the Georgian part of house. The back of the house is older, and in one of the back bedrooms and in the bathroom, there are traditional leaded windows. The shutters for the leaded window in the bedroom have hearts carved into them. This bedroom also has a small cast iron fireplace.





# KEY FEATURES

Because the front and the back of the house date from different periods, the house has an unusual staircase which, rising from one of the front reception rooms, then divides on a landing with one staircase to the first floor at the back of the house and another to the front. The landing for this latter staircase is lit by the arched window above the front door. Both downstairs reception rooms have exposed beams, as does the rear hallway. There is a storage space under the stairs with a small window that looks out into the entrance hall. "We understand that at one time this was used as a serving hatch for a shop, but don't know how accurate this is, although you can absolutely see how it could have been! The kitchen has a separate, very spacious larder. There is a large attic that runs the length of the house, with dormer windows, and plenty of development potential."

And when asked about favourite spaces at the property, they owners replied, "The front left reception room (as you enter the house) was used as a living room, and along with the kitchen, these were the main centres of family life. It is an airy room with a high ceiling and lovely light in the early afternoon. The other reception room, with the imposing fireplace and a wood burner, was used as dining room for entertaining, birthdays and Christmas lunch. This was also where we had an organ, played by the more musical members of the family!"

The house, with its Georgian, white-rendered façade is an imposing feature of Colkirk, particularly as you approach it along Crown Road. It is full of period features and character but also has a comfortable, spacious, airy atmosphere. Set back from the road, on the junction of Church and Crown Roads, it is in a great setting. And the beautiful garden, in a traditional English country cottage style, is a truly special outside space.

"The house was our childhood home, and we have many happy memories there. Colkirk is a friendly village and North Norfolk is a very special place with its wide-open spaces, picturesque villages and market towns and, of course, its proximity to one of the best coastlines in the UK!"

## Pretty Garden

The garden is a large, walled area at the rear of the house, with mature borders and cottage-style planting. It is a very private, quiet and secluded space, and at night you can sometimes hear owls. There is a paved area by the far wall, where at one time a wooden-framed greenhouse stood, although this area with its lovely fig tree is now a suntrap on a summer day.























# INFORMATION

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## Around and About

Colkirk is a very pretty village with a lovely church and a green space at its centre, known as the Camping Land – Campyngland or Campyng was a traditional Norfolk game played between two villages with up to 300 taking part at a time. Amenities found in Colkirk include a pub, primary school and village hall with regular clubs and societies.

The village is close to the popular North Norfolk coast and the beaches at Holkham and Brancaster, as well as popular destination such as Wells, Burnham Market and Blakney. It is also close to Walsingham. It is only three miles from the market town of Fakenham, which is one of the biggest towns in North Norfolk offering key amenities such as supermarkets, a variety of other retailers and a large medical practice. It also still hosts a regular Thursday market. Colkirk is also approximately twenty miles by car to Norwich which offers both a mainline rail link to London Liverpool Street and international flights via Norwich Airport.

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... [///soaps.flexibly.clerk](http://soaps.flexibly.clerk)

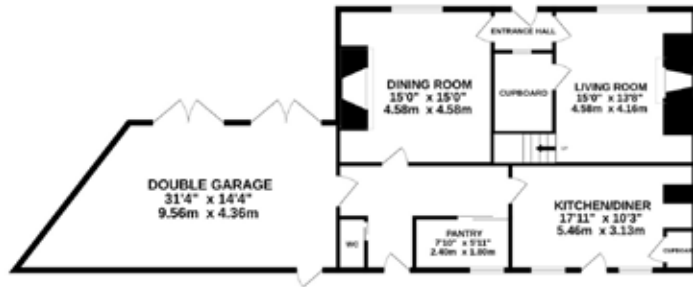
## Services, District Council

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

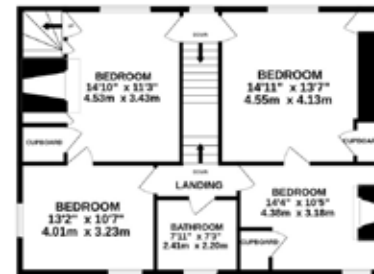




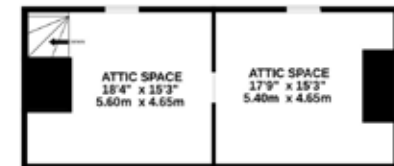
GROUND FLOOR  
1188 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



ATTIC FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 2544 sq.ft. (236.4 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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