



THE STORY OF

Sentinel Lodge

Thursford, Norfolk

SOWERBYS

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Sentinel Lodge

North Lane, Thursford, Norfolk
NR21 0BP



Detached Barn-Style House

Four Bedrooms

Three Bathrooms

Very Private Location

South-Facing Garden

Covered Outdoor Eating Area

Log Burner

Private Parking

Perfect Holiday Home



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“A much-loved home-from-home which has been enjoyed by the owners and many countless guests.”

Created to provide the perfect space for their own family holidays, this lodge has also played host and been enjoyed time and again by many other families over the 17 years since it was built.

Set within an incredibly private plot, this home is most practically entered via the boot room - where better to kick off muddy boots or sandy sandals after a day's exploring North Norfolk?

The majority of the ground floor is open-plan and very sociable. To one end is the kitchen/dining room with ample space to comfortably seat eight, but has also accommodated double that number for

Christmas lunch, The kitchen sink and workspace are both conveniently located to enable you to gaze out of the window and keep an eye on little ones playing in the garden, and on a trampoline, whilst preparing the family meal .

At the other end the room opens out to the full width to provide the seating area. With a log burner in the corner this room transforms into cosy comfort during winter time, but open up both sets of french doors and allow a cool breeze to flow through on balmy summer's days.

In addition to the boot room there is also a single bedroom on the ground floor as well as a separate shower room and WC.





Upstairs are a further three double bedrooms with the principal bedroom having an en-suite shower room with the others share the family bathroom.

Outside the majority of the garden faces due south and - immediately off the living room - a covered patio is perfect for those summer days which can sometimes be a little wet, out here there is plenty of room for all of you to sit under cover and still enjoy a barbecue. To the front there is also ample private parking for at least four cars.

Sentinel Lodge is a house which has created a great many happy memories. Not only a much-loved home-from-home for its owners, but for many other families who return year-after-year. Time and again guests comment on the peacefulness and tranquillity here, as well as the myriad of wildlife in the garden - with pheasants, hares, deer, and owls all making appearances at this countryside.





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



Thursford

IN NORFOLK
IS THE PLACE TO CALL HOME



A small rural village, Thursford is tucked away between the popular town of Fakenham and Holt

Just seven miles away, a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative, which waves the flag for the independent shops that add vibrancy to the Georgian town centre.

The village has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.

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.



Note from Sowerbys



“The covered patio is perfect for summer’s days.”

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SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

COUNCIL TAX

Band to be confirmed. Please see agent’s note.

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: ///emotional.jeering.vent

AGENT’S NOTE

Restrictive Covenant states: Owner must be paying council tax at another property. The property is registered as a small business and as such is not liable for council tax.
The owner of this property is an estate agent and an employee of Sowerbys

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