



THE STORY OF

# 8 West Raynham Road

*South Raynham, Norfolk*

**SOWERBYS**



S

THE STORY OF

# 8 West Raynham Road

South Raynham, Norfolk,  
NR21 7HG

Period Cottage

Character Features Throughout

Modernised Kitchen

Sitting Room with Woodburner Stove

Three Bedrooms

Delightful Countryside Views

Gardens to Front and Rear

Allocated Parking Space

Viewing Highly Recommended

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“The cottage has never lost its charm or beauty...”

Nestled in the middle of a terrace of former estate cottages, this immaculately presented and modernised property retains much of its characterful charm.

Our vendor loves the beauty of the area and fondly remembers the very first morning she woke up in the cottage, to a robin, a deer and rabbits in the garden. A particular favourite spot is sitting in the

garden at sunset, and in winter sitting on the sofa in front of the huge fireplace.

The cottage has been modernised to provide a kitchen/breakfast room, and the reception hall is also used as a dining room, alongside the sitting room with its wood-burning stove. Upstairs, the three bedrooms are served by the ground floor bathroom.







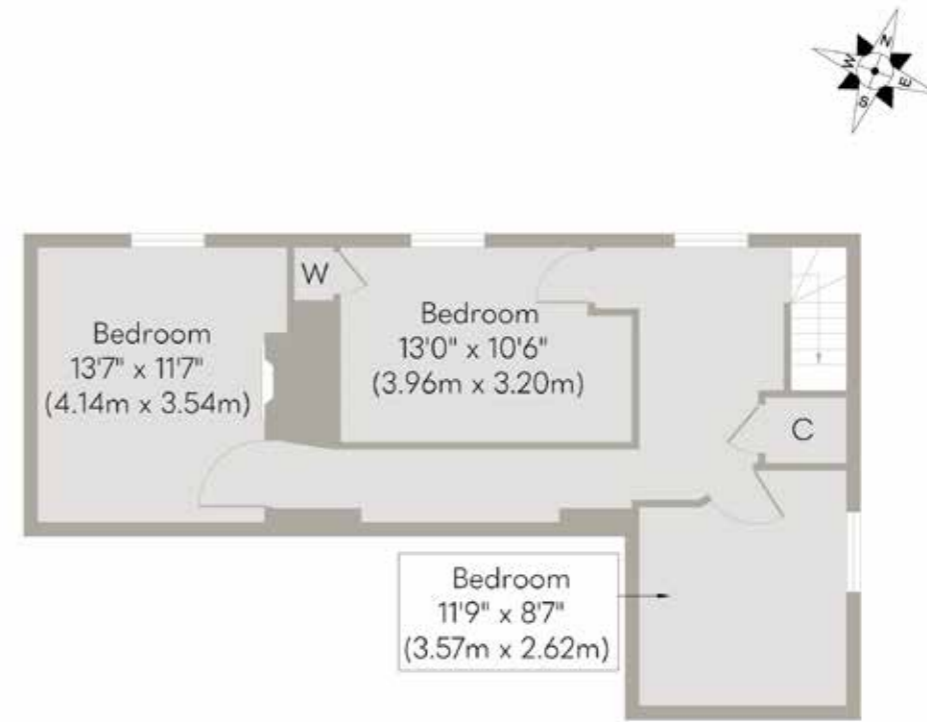




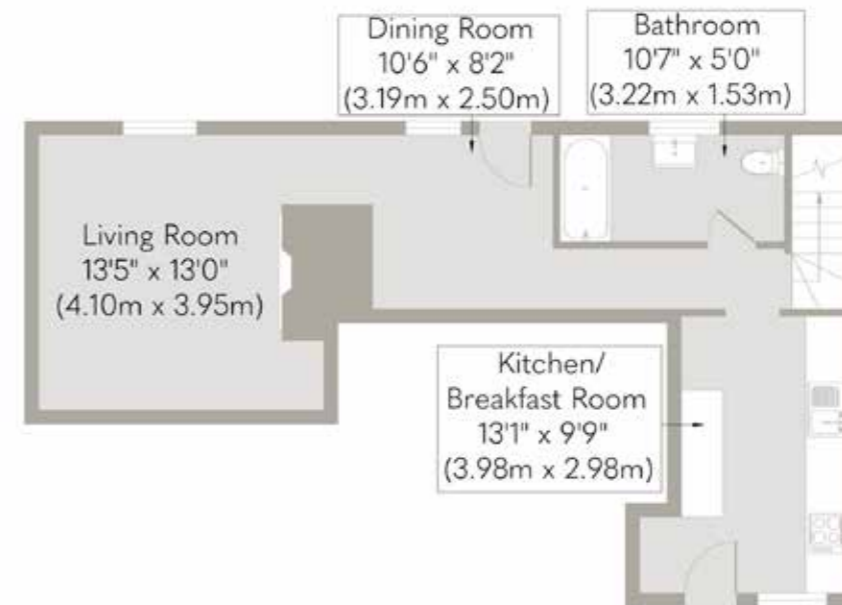


Our vendor enjoys the proximity to the North Norfolk coast and the beautiful West Norfolk open countryside, much of which can be accessed on foot over the Raynham Estate. Access to Fakenham provides a choice of supermarkets and shops where local produce can be bought, plus a variety of amenities including sports centres, cinema, golf course and a National Hunt Racecourse.

It is time for our vendor to move to pastures new and for a new custodian to enjoy this simply idyllic cottage.



First Floor  
Approximate Floor Area  
517 sq. ft  
(48.1 sq. m)



Ground Floor  
Approximate Floor Area  
484 sq. ft  
(44.9 sq. m)

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.

Copyright V360 Ltd 2023 | www.houseviz.com



ALL THE REASONS



# South Raynham

IN NORFOLK  
IS THE PLACE TO CALL HOME



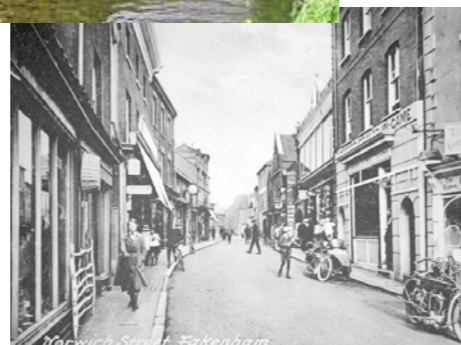
Nestling in the heart of the north west Norfolk countryside. South Raynham is a sought-after, small

historic village, approximately six miles from Fakenham, with a village hall. You are made to feel at peace here, surrounded by open countryside, leafy parkland, and with the historic Raynham Hall and church nearby. The parkland makes for excellent dog walking and exploring and there is a strong community spirit within the Raynhams.

If you desire the gentle bustle of a market town, Fakenham is approximately five miles away. Out of working hours, there's plenty to keep you entertained including the thriving

independent Central Cinema, a perennial favourite with locals, 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 – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. 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!



Note from the Vendor



Church ruins on Raynham Estate

“I love being able to walk right out of the front door and down to Raynham Estate, for beautiful walks and views.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band C.

## 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: ///imported.spared.younger

## AGENT'S NOTE

The septic tank is shared with Number 7.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL