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THE STORY OF
Kings Cottage
Stibbard, Norfolk

SOWERBYS



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Kings Cottage

Stibbard, Norfolk
NR21 0EN

Beautifully Renovated Blend of
Contemporary and Period Charm

Main Residence Accommodation Includes
Modernised Kitchen and Utility

Open-Plan Living Area Incorporates
Sitting Room, Dining Room,
Orangery and Inner Hall Space

Ground Floor Study

Ground Floor Shower Room

Three Bedrooms and Dressing Room

En-Suite and Family Bathroom

Self-Contained Annexe, Holiday Let,
a Timber Built Studio, and a Timber
Office/Summerhouse and Stables

Generous Mature Gardens, Including
Vegetable and Fruit Trees

A One-Off Opportunity

SOWERBYS FAKENHAM OFFICE

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Just as you enter the Village of Stibbard, Kings Cottage sits delightfully in its generous plot of 1.2 acres (STMS), behind a timber-gated drive.

Positioned on the Walsingham Way, part of the property dates back to 1603. When sheep were walked from the North Norfolk coast to the Norwich livestock market, this was one of the first inns that housed them during their journey. As a former pub, it had two names, 'Kings Head' and 'Horseshoe Arms'. It has also housed a dairy with stables in active use. In later years the holiday let 'Kings Barn' was established and the 'Witches Hat' as a touring caravan site previously listed with 'The Caravan Club of Great Britain'.

Since our vendors took ownership in July 2019, the whole of the property has been renovated, finding hidden treasures along the way and transforming the property into a blend of contemporary and period. The open-plan living area with its orangery and multiple sets of bi-fold doors provides favourite views of the garden - the perfect spot for watching the seasons change and a variety of visiting wildlife, including the chickens and ducks that have become part of the family, roaming freely. Living here has provided a true country life, with the current owners making apple juice and cider from their own fruit trees, surrounded by fields with amazing sunrises, sunsets and views of the stars in our big Norfolk skies.

There are two staircases, one comprising oak and glass with a full height void and the other leading to the principal bedroom, with its 'Narnia' like en-suite bathroom behind the mirror door.







The self-contained annexe is beautifully presented and the two-bedroom holiday let 'Kings Barn' is just stunning, with its own outside space. There is also planning permission to extend 'Kings Barn' via a beautiful atrium to provide further accommodation, a great opportunity for those looking for multi-generational living. There is also a substantial timber studio and an additional timber office/summerhouse in the grounds, as well as a three-stable block which should really be viewed to fully appreciate the flexibility available.

This charming, characterful and versatile property is looking for a new custodian to enjoy all the benefits provided, just a short distance from the Georgian market town of Holt and the ever popular North Norfolk coast.





Stibbard

A LOVELY VILLAGE WITH EASY ACCESS TO USEFUL AMENITIES



A popular rural village, Stibbard is situated on the Norwich side of Fakenham.

The village has a primary school, church and a pub, The Ordnance Arms. Further amenities can be found in the surrounding villages.

Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the north Norfolk coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse.

Also within easy reach of Fakenham are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.

Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



Note from Sowerbys



“Living here has provided a true country life, surrounded by fields with amazing sunrises, sunsets and views of the stars in our big Norfolk skies.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. LPG heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 0310-2248-7330-2704-1981

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: ///expansion.analogy.stumpy

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SOWERBYS

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 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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