



The Pightle  
Sculthorpe | Norfolk | NR21 9PY

## STUNNING LOCATION



In the sought-after village of Sculthorpe, this charming period detached property is set at the end of a long private drive (access being shared with a neighbouring property) and benefits from beautiful views of the open fields which it backs onto. The Pightle offers three bedrooms (one with an en suite) and a family bathroom, and the living space comprises a sitting/dining room adjoining the kitchen, a living room, utility room and pantry. Outside there are extensive outbuildings housing a garden room and workshops, and also a separate garden studio. The enclosed cottage garden with mature planting features a wildlife area, and there is ample off-street parking on the shingled driveway.



# KEY FEATURES

- A pretty period cottage full of character with large adjacent brick and flint annexe
- Hidden from the road in the sought after village of Sculthorpe
- Sitting on the edge of a field with wonderful, far-reaching views and sunrises
- Three bedrooms, two reception rooms, two double shower rooms, separate utility and pantry
- Large brick and flint annexe with garden/party room and three further rooms
- Attractive, well planted garden with raised vegetable beds and a garden office
- Plenty of off-street parking
- Traditional and popular village pub, just a five-minute drive to Fakenham and fifteen to the coast
- Total Accommodation extends to 1358sq.ft

## A Wonderful Home

"As we went down the drive, we loved the look of the cottage as soon as we saw it," the owners said when asked what first attracted them to The Pightle. "When we walked in, we felt it was cozy, warm, inviting and homely. We essentially purchased the house based on this feeling but also because the garden offered privacy with a variety of areas to enjoy, the fantastic views over the field behind, and the outbuildings which offered so much potential. Since that day, every time we return home from being away, it has always felt like our nest."

"As we understand it, The Pightle was originally the miller's cottage attached to the Sculthorpe windmill. The house next door was the stables (Stable Cottage), the outbuildings were the engine shed (a necessity after the sails were removed), and The Pightle was the miller's house. We have sale details back to the early 1800s which make for interesting reading. The mill no longer stands but parts of the foundation can occasionally be found in the garden! The house itself has been extended over the last 170 years which helps deliver some of its quirky nature."

The owners have lived at the property for thirteen years and in that time have made a number of improvements, including the addition of a garden studio which serves as a home office and area for photography and artwork. "We have enhanced the outbuildings so they can be used as a workshop, a studio and a second laundry/utility room. We also enclosed part of the veranda with large windows and doors, so it is now a garden room, complete with an indoor brick-built pizza oven.





# KEY FEATURES

This allows the outdoor dining season to be extended and provides great views of the garden." "We upgraded the large third bedroom to be a combined bedroom and playroom for our two boys, and for several years this was their sanctuary in our home. We upgraded the kitchen to be more modern, while retaining its character, and completely upgraded the two bathrooms with better quality fittings." This old cottage retains its character through regular decorating and maintenance, and the house is well presented.

One of the attractions of the property is the potential for future development. For example the outbuildings would make a perfect annexe, subject to appropriate approvals, as the footprint is that of a small bungalow. The loft could easily be converted into a walk-in wardrobe or an extra bathroom, and an orangery could be erected between the downstairs bedroom and the outbuildings.

When asked about favourite spaces at the property, the owners replied, "The living room is our absolute favourite room where we relax with our whippet and look out at the garden though the low bay window with its window seating. In the winter it is the same but enhanced by the wood burner. The garden room is where we have had a number of family parties and dinner with friends, with fresh pizza and bread from the indoor brick-built pizza oven. And the garden studio is where the work gets done, however often interrupted by tea or a glass of wine as this is one of several places to relax."

"It is difficult to put into words what precisely has made The Pightle such a wonderful home for us, other than to say it has such a 'good feel' to it. It is an old cottage and as such is quirky and unique, and while it is not a modern building, it is warm and cosy. And new visitors to The Pightle often ask us who lives in the outbuildings due to their size and appearance. We have to tell them, "No-one, they are just the outbuildings!"

## Glorious Garden

The garden is divided into several sections so it provides variety, and there is a wildlife section with a greenhouse in the corner, which was previously a vegetable garden (easily converted back if required). The garden definitely encourages more wildlife including hedgehogs, bats, many species of birds and even owls at times.

The garden has a variety of mature shrubs which help provide privacy. There is a maple tree in the centre which is a centrepiece of the garden - and has a perfect branch for a garden swing.























# INFORMATION

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## Ideal Location

"We find Sculthorpe to be a place that is a good balance," the owners said. "Fakenham offers all the essential services and is a five-minute drive (or a twenty-five-minute walk), Norwich is forty-five minutes and the coast is only fifteen minutes away. There are bus routes to King's Lynn, Norwich and the coast. When working in London the door-to-door journey could easily be completed within three hours.

"Within the village there are two pub/restaurants – one of them is the highly regarded Sculthorpe Mill which was awarded a Michelin Bib Gormand in 2022," the owners said. "And there are many other eating places within easy reach, our favourites being The Crown in Rudham, The Deli at Bircham, and The Dabbling Duck at Massingham, to name a few."

"We spend a lot of our time walking with our dog and there are plenty of walks from the door, but within fifteen minutes' drive there are many of excellent places to have a walk, on a beach or inland, and enjoy a drink at a cafe. Cycling from Sculthorpe is also a breeze with many quiet roads within easy reach." The village of Sculthorpe is located in unspoilt rural North Norfolk approximately ten miles from the beautiful heritage coast and the sandy beach of Holkham, which is designated an Area of Outstanding Natural Beauty. The area also offers a wealth of historic houses, including Houghton Hall, Sandringham Hall and Holkham Hall. As regards popular local activities, the coastline offers sailing at Brancaster Staithe, Burnham Overy Staithe, Morston and Blakeney, bird watching at a number of reserves in the area including Cley, Titchwell and Scolt Head, and seal trips at Morston and Blakeney.

## Services, District Council

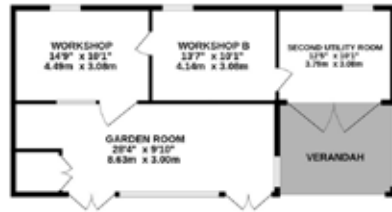
LPG Combi Boiler, Mains - Water & Drainage  
North Norfolk District Council  
Council Tax Band D

## Tenure

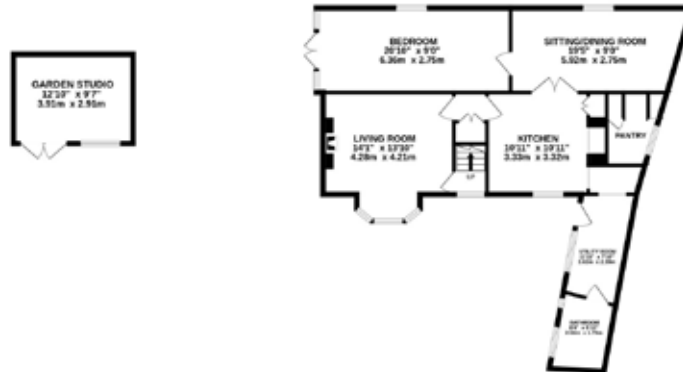
Freehold



OUTBUILDINGS  
691 sq.ft. (64.2 sq.m.) approx.



GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL SQ.M DOES NOT INCLUDE OUTBUILDING

TOTAL FLOOR AREA : 1358sq.ft. (126.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	30 F	
1-20	G		

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