



THE STORY OF

# Linton House

*Colkirk, Norfolk*

SOWERBYS



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# Linton House

Meadow View Drive, Colkirk, Norfolk  
NR21 7JU

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Spacious Detached House

Four Bedrooms

Village Location

Private Garden with Studio

Garaging

Cul-de-Sac Location

Close to Fakenham

Walking Distance to Pub

No Onward Chain





This spacious and contemporary detached home has been a much-loved Norfolk bolt hole for the current owners and is now offered to the market with no onward chain.

Situated down a private cul-de-sac, Linton House is nestled back in its plot, set behind a silver birch tree. With landscaped gardens to the front and rear, you can approach the property via one of two gravel driveways, both providing ample parking.

Inside, this home has been tastefully modernised in recent years. The open-plan kitchen/diner, no doubt the hub of the home, features sliding doors that open directly onto the patio—making it an ideal spot for entertaining. The kitchen, designed in neutral tones, benefits from dual aspect windows. The remainder of the ground floor includes a large reception room centred around a log burner, a WC off the entrance hall, and a handy utility room.

On the first floor, there are four double bedrooms, all centred around a large landing. The master bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a family bathroom.

For those who work from home or have a hobby requiring additional space, there is a wonderful studio in the garden. It's clear that this space has inspired creativity—positioned to the side of the garden, the large studio is perfect for artistic or creative pursuits.

In addition to the attached double garage, currently used as a workshop, the current owners have added a second garage. Designed to accommodate their camper van, this garage has a raised ceiling and entrance. It's an ideal space for storing a classic car, boat, or caravan.

This versatile family home is ready for its next custodian. Situated in the popular village of Colkirk, Linton House is the perfect Norfolk village residence.





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.

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# Colkirk

## A HISTORIC VILLAGE IN A USEFUL LOCATION

A quiet village, Colkirk is about two miles south of Fakenham.

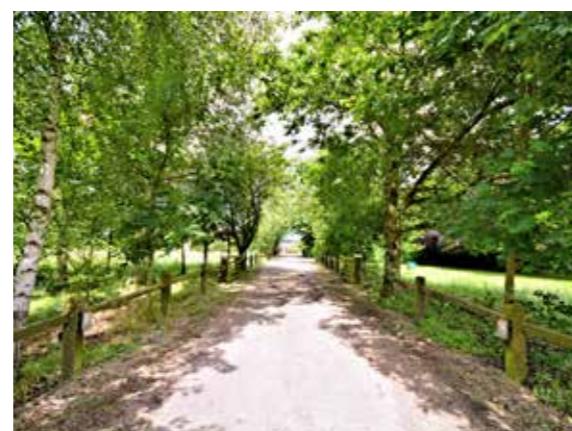
Dating from before the Domesday Book, the village has a church, a village hall, and a church pond - known as the 'church pit' in Norfolk dialect.

There's a thriving village school, a 'proper' village pub "The Crown" and a playing field for soccer, cricket, rounders and school sports days.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, 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. 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 Sowerbys



The Garden Studio



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 0719-3942-2200-4784-6200

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: //blesses.relishing.unsightly

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"Linton House offers a spacious retreat with beautifully landscaped gardens and separate garden studio."

# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
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