



THE STORY OF  
**Willow Cottage**

*Helhoughton, Norfolk*

**SOWERBYS**



THE STORY OF

# Willow Cottage

Helhoughton, Norfolk  
NR21 7BJ

---

Period Cottage

Two Bedrooms

Beautiful Garden

Village Location

End Plot

Successful Holiday Let

Modern Kitchen/Dining Room

Converted Garden Room

Turnkey Property

Chain Free

---

**SOWERBYS FAKENHAM OFFICE**

01328 801534

fakenham@sowerbys.com





Willow Cottage forms part of a pretty row of period terraced cottages, and benefits from a country style garden and parking.

Currently a successful holiday cottage and second home for the current owners, the property blends the charm afforded to a period home, with the comforts and practicalities of modern day living.

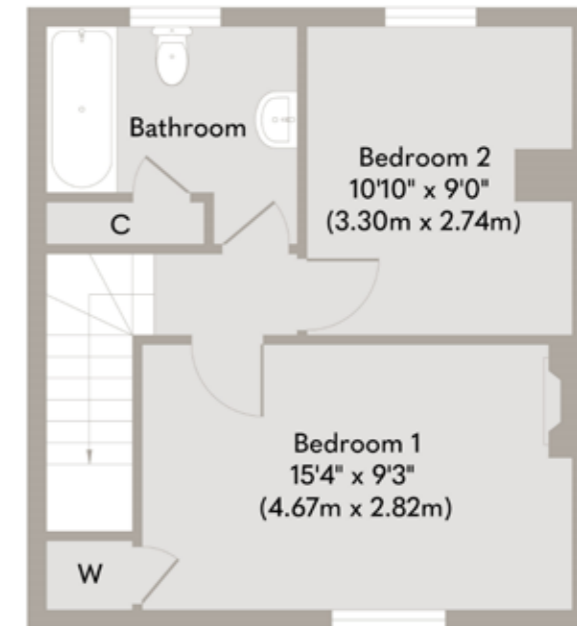
The cosy living room centres around a brick fireplace with woodburning stove. The kitchen and dining room offers a sociable space which leads straight out onto the patio, the ideal spot for entertaining or embracing an indoor/outdoor lifestyle.

On the first floor, there are two very pretty and generously sized bedrooms, featuring exposed wooden floorboards, and original fireplaces. The family bathroom is fitted with a modern suite.

The garden makes for the perfect spot for hosting family and friends. Be it reading a book in the summer house, playing pool in the converted outbuilding, or hosting dinner on the patio, there's space for all.

Offered to market with no onward chain, Willow Cottage makes for the ideal opportunity to purchase a slice of Norfolk countryside in a delightful rural village.

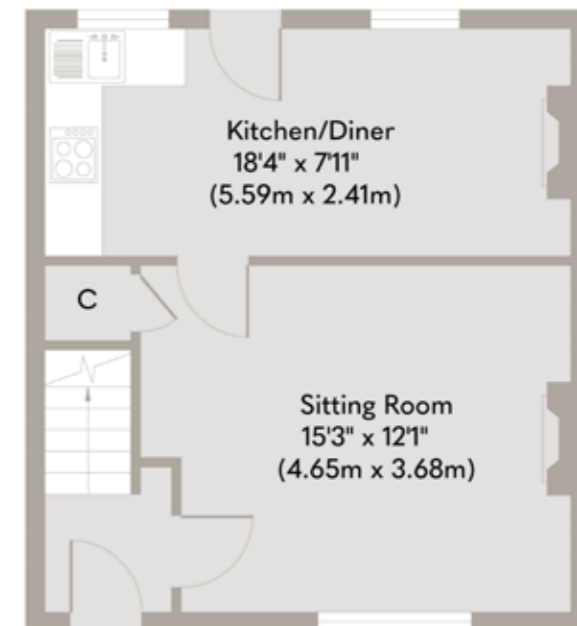




**First Floor**  
 Approximate Floor Area  
 373 sq. ft  
 (34.63 sq. m)



**Outbuilding**  
 Approximate Floor Area  
 146 sq. ft  
 (13.56 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 373 sq. ft  
 (34.63 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 2024 | [www.houseviz.com](http://www.houseviz.com)

# Helhoughton

VILLAGE CHARM AMIDST NORFOLK'S  
SCENIC COUNTRYSIDE

Nestling in the heart of the north west Norfolk countryside, Helhoughton is a sought-after, small historic village, approximately four miles from Fakenham. Neighbouring West Raynham has a village hall.

Unsurprisingly you are made to feel at peace on your approach to the village through the parkland, which includes a stunning tree lined route, overlooking the historic Raynham Hall and church, which was first built in the 11th century and extended in the 14th century. It fell into ruin from the 1720s, but it has since been partially restored and is used occasionally. The parkland makes for excellent dog walking and exploring and not surprisingly there is a strong community spirit.

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 Sowerbys



Rear garden.

“Willow Cottage makes for the ideal opportunity to purchase a slice of Norfolk countryside in a delightful rural village.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

E. Ref: 0442-2827-7129-9826-3181

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: ///sleepless.repayment.shelters

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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

