



THE STORY OF

May Cottage

Great Ryburgh, Norfolk

SOWERBYS



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May Cottage

57 Fakenham Road, Great Ryburgh, Norfolk
NR21 7AW

Spacious Period Cottage

Modernised Kitchen/Breakfast Room

Two Reception Rooms

Ground Floor Bathroom

Three Bedrooms

First Floor Shower Room

Beautiful Landscaped Garden

Covered Patio

Driveway Parking

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May Cottage is a pretty, period cottage, brimming with character both inside and out. It has been modernised and extended over time and its garden is a particular feature.

The sociable kitchen/breakfast room has been modernised to provide an ideal space for entertaining and, when the temperature rises, the rear door leads to the patio, bringing the outside in. The two further reception rooms provide generous space, with the sitting room to the rear of the cottage complemented by its French doors leading to the garden, and the snug to the front of the cottage offering a cosy space when the temperature drops and the wood-burner stove is lit.

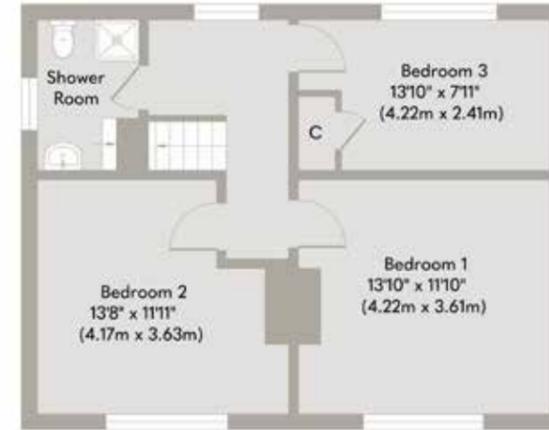


The first floor boasts three double bedrooms, one is currently used as a study, which would be perfect for buyers working remotely. The bedrooms are served by the first floor shower room and bathroom to the ground floor.

The outside space provides driveway parking to the front, and the rear garden is simply delightful. Well-stocked and maintained, there are a variety of trees, shrubs and flowering plants ensuring there is always something of interest to see and look forward to. The covered patio continues the theme of sociability, whatever the weather.



The character of May Cottage has been retained and added to both inside and out and should be viewed to fully appreciate all that it has to offer. It is time to seek a new custodian to cherish this pretty home and garden and write the next chapter in its story...



First Floor
Approximate Floor Area
569 sq. ft
(52.82 sq. m)



Ground Floor
Approximate Floor Area
857 sq. ft
(79.62 sq. m)



Covered Seating Area
17'6" x 8'11"
(5.33m x 2.72m)

Outbuilding
Approximate Floor Area
157 sq. ft
(14.57 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.

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Great Ryburgh

A HISTORIC VILLAGE WITH MODERN CHARM AND COMMUNITY

A small village, Great Ryburgh is four miles east of Fakenham.

Great Ryburgh is a very active village and has a community shop and post office, a village hall, large playing field, and a beautiful historic round tower church. There's also The Blue Boar Inn, offering bed and breakfast, with low-beamed ceilings and an inglenook fireplace in the bar.

School buses transport Great Ryburgh students to All Saints Primary School, Stibbard, and Fakenham Academy. The village is also within easy access of King's Lynn and Norwich both of which have mainline rail links to London.

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, 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.



Note from Sowerbys



“...French doors to the garden bring the outside in.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 4035-8725-5400-0069-9206

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: ///discussed.hired.chopper

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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