

william  
h brown

Select

Kings Cottage  
Fakenham Road  
Stibbard



A BEAUTIFUL HOME SAT ON A PLOT EXTENDING TO 1.25 ACRES (STMS) WITH AN ABUNDANCE OF ACCOMMODATION.

A BEAUTIFUL HOME SAT ON A PLOT EXTENDING TO 1.25 ACRES (STMS) WITH AN ABUNDANCE OF ACCOMMODATION.

## Kings Cottage, Fakenham Road, Stibbard, Norfolk NR21 0EN

2

### KINGS COTTAGE

The main residence has been sympathetically and extensively refurbished by the present owners to create a stunning home that has retained much of the original character while now offering a modern floorplan. Parts of the property date back to 1603 and over its history, has served as a pub and a dairy.

Features of the home include, being re-wired throughout, new central heating controlled by a Nest thermostat, cast iron radiators, multi fuel burning stoves, exposed beams, skylight tube, water softener and Franke boiling water/filtered water tap.

The generous accommodation on offer extends over 2000 square feet and a stunning orangery has transformed the ground floor accommodation to include a sitting area, dining area and snug. Three bi fold doors open on to the garden, a lantern roof and a large picture window allows for an abundance of natural light. In addition, there is a study that was the old 'barrel room' from when the home was a public house. A modern kitchen including Belfast sink integrated microwave and dishwasher, Quartz worktops, a utility room with fully plumbed in washer/dryer and fitted units, shower room and a separate reception room. To the first floor, four bedrooms are served via a modern bathroom with a Mira shower controllable via Bluetooth and Roca sanitary ware. One of the bedrooms offers an en-suite toilet and basin.







## KINGS BARN

A two bedroom barn that has been completely refurbished to an impressive standard at considerable expense. Kings Barn is a popular holiday let that see's many repeat customers and a generous level of income. The accommodation on offer comprises: - two double bedrooms, kitchen with Quartz worksurfaces, fitted microwave,

washer, dishwasher fridge and freezer, sitting room and a four-piece bathroom fitted with quality Roca sanitary ware and a restored claw foot bathtub.

Water softener, cast iron radiators, and multi fuel burning stove. Both bedrooms have patio doors that open to the private outdoor

garden with a BBQ area.



### THE BEANSTALK

A one bedroom studio apartment with underfloor heating, a bedroom/living area, shower room and kitchen area with fitted units. Shares a water softener with Kings Barn.

### LAUNDRY ROOM

Gas boiler and water softener serving the Beanstalk and Kings Barn. Fully insulated and plumbing for washing machine and outlet for drier.

### STABLES

Originally five stables but now three. Currently used for storage purposes. There has been planning granted for these to be demolished and extending Kings Barn. North Norfolk CC ref PF/23/1547.

### SKERRIES CABIN (STUDIO)

70mm interlocking wall logs and double glazing with natural insulation, insulation within the floor and roof, zoned underfloor central heating & hot water, bathroom, mains water, drainage, electrics and network connection to the main house.

### EMIEL CABIN (OFFICE)

45mm interlocking wall logs and double glazing with natural insulation, insulation within the floor and roof, electric underfloor heating, mains electric and wood burning stove.





shed and a firepit area.

The garden past the studio is called 'The Witches Hat' due to the shape and has in the past been used for a licensed caravan site and offers a separate entrance to the main house and has car parking for approximately 10 vehicles.

#### AGENTS NOTE

We have on file architect drawings for the extension to Kings Barn and further specification for studio and cabin.

Firepit not included in sale.

Vendor is open to negotiation on the holiday let business and furniture.



#### GARDEN

The plot extends to 1.25 acres (STMS) and offer the opportunity of formal gardens mixed with fruit trees and vegetable plot and beds containing shrubs and flowers. A mixture of hedges – hawthorn, holly, maple, wild plum and red robin. Vegetable plot with raised beds, a fruit cage (blackcurrant, gooseberry, jostaberry, strawberries, raspberry & rhubarb). There is a greenhouse, garden

# Kings Cottage, Fakenham Road, Stibbard, Fakenham, Norfolk



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

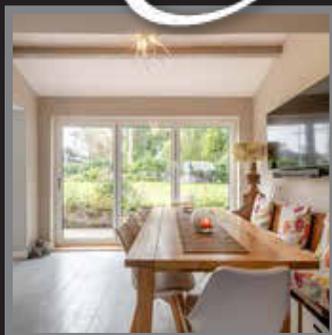
The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657532/JRD

# Select

£1,000,000

A truly unique opportunity to purchase a beautiful property that offers many ways of utilising the accommodation. The present owners have sympathetically and lovingly refurbished the main house and Kings Barn. The main house offers a perfect blend of character and charm with a modern twist. It offers a 'wow factor' with an orangery that adds relaxing and dining space with three bifold doors that open on to the beautiful gardens. Kings Barn offers two double bedrooms, generous reception space and a modern bathroom and kitchen. This is currently used as a successful holiday let with many repeat customers, but could be used in the form of multigeneration living. The Beanstalk can be utilised in the same manner and offers a bedroom/reception space, kitchenette, and shower room. There are currently three stables that have had planning permission granted to be demolished with the thought of extending the accommodation at Kings Barn. (North Norfolk County Council ref PF/23/1547) We hold architect drawings at the office for further information. In addition, the impressive plot of approximately 1.25 acres (STMS) house a large studio with underfloor heating, electrics and plumbing. This has been used as the premises for a successful home run business as a pottery studio. When created, forward thinking was used to enable a simple conversion to a dwelling. A cabin with electric and underfloor heating provides further opportunity for use a gym/garden room/summer house or storage. For anyone wishing to use the property for anything relating to a business, there are separate entrances and a large parking area for the studio and cabin meaning this can be used separately from the main residence.



EPC Rating: E  
Council Tax Band: E  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

01603 221797



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.