



Fairview  
66 Black Street | Martham | Norfolk | NR29 4PR

# HEAVEN SENT



“A handsome Georgian home looking out over the pretty Grade II\* listed village church, tucked away on a quiet road close to the village green and duck pond.

it’s very easy to see the appeal of this attractive property!

It’s been recently and sympathetically renovated by the current owners and offers two homes in one , the main house and a large three-bedroom single storey property adjoining.

Perfect for multi-generational living or to bring in an income, there are so many options here.”







# KEY FEATURES

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- A Handsome Detached Georgian House with a Substantial Annexe situated in the Village of Martham
- The Main House has Four Bedrooms and a Bathroom
- Kitchen with Separate Breakfast Room
- A Further Two Reception Rooms and a Ground Floor WC
- The Annexe consists of Three Bedrooms, a Wet Room, Kitchen/ Dining Room and Sitting Room
- Landscaped Gardens of 0.35 of an acre, with a Large Patio Area overlooking the Parish Church of St. Mary the Virgin
- Large Driveway provides Plenty of Parking
- The Annexe extends to 848sq.ft
- The Main House extends to 1,834sq.ft
- Energy Rating House: E
- Energy Rating: D

Martham is a popular village, on the Norfolk Broads and close to the coast, with schools and many other amenities. You'll find there's a friendly community here and you have everything you need on the doorstep but with the bonus of that traditional village feel. What more picturesque setting can you imagine then a classic Georgian red brick home with views over the church?

## Fully Renovated

This good-looking property has the classic double fronted Georgian façade with beautiful sash windows, inviting you to come in and explore further. Inside you'll find plenty of original beams throughout the well-proportioned rooms, plus a lovely feature fireplace with inset log burner. The current owners have done lots of work here to reinstate the character of this elegant home. They have completely redone the heating, windows, doors, bathrooms and kitchen and some of the electrics and plumbing, plus it's all been finished neutrally in calming colours. "We find it something of a sanctuary when we come home at the end of the day. It's so relaxing here, walking around the garden and looking over to the lovely church."

## Room For Everyone

In the main house you have a lovely double reception running along one side of the property, with windows at each end and that cosy fireplace around which you can have your comfortable seating and curl up with a book or to watch TV.









# KEY FEATURES

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To the other side, there's a formal dining room at the front that would be equally good as a playroom or snug if you have children and want to have a separate room for them to relax. The breakfast room is beyond this, part open to the kitchen, which itself has seating up at the breakfast bar, plus access out onto the large patio. Upstairs you'll find four good size bedrooms, two with built-in storage, sharing the refitted family bathroom. The owners often have family coming to stay and have had lots of fun times here together, once even having 22 for Christmas.

## Two Homes In One

Moving on to the 'annexe', you'll soon find this is a generous home in its own right. There are three bedrooms, a wet room, a spacious kitchen diner, plus a sitting room with double doors onto the garden. The owners lived in here whilst renovating the main house, then renovated this whilst living in the main house. They now have a family member in this annexe and have found it to work well as there are private areas of garden for each of them and plenty of parking too. You could rent this out as a holiday home or long term let, subject to the relevant permissions, or you could have extended family living here together very happily. It would also work well if you run your own business and need a premises for this outside of your private home.

## Exploring The Area

The gardens here are a good size, around a third of an acre, and are lovely and secluded as the house sits side on to the road. You have a large patio area looking out towards the church, as well as lawns where children can play out in the fresh air. This is a quiet road with very little passing traffic, which the owners have found beneficial as it feels peaceful when you're outside. The village itself is a busy one, with schools all the way up to and including a high school, several churches, a medical centre, independent shops, a supermarket and more. There's plenty going on, for families or sociable couples, so it's very easy to get to know people if you're new to the area. You can walk to the staithe in around 20 minutes and rent a boat or paddleboard, or you can hop in the car and be at the beach in five minutes. Neighbouring Winterton is home to a tern colony and seal colony and has an abundance of rare plants growing along the dunes, so it's great if you like wildlife too.































The Annexe























# INFORMATION

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## On The Doorstep

Martham is an historical and traditional village bordering on the Norfolk Broads National Park. It has a thriving community located North of Great Yarmouth, the coastline is 3 miles distant offering both tranquil and beautiful scenery. Martham offers a range of shops, services and local facilities. There are also three schools and a public library. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

## How Far Is It To?

The city of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further 30 minutes south.

## Directions

Leave Norwich heading east on the A47 southern bypass, upon reaching the Acle straight roundabout take the A1064 exit and upon reaching Billockby take the left hand turning onto the B1152 into the village of Clippesby. Continue through the village of Clippesby before taking a right hand turn onto the B1152 signposted Martham. Proceed into the village of Martham on Repps Road, and then take a left hand turn onto Black Street and the property will be found near the village church.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Broadband Available - vendors use BT

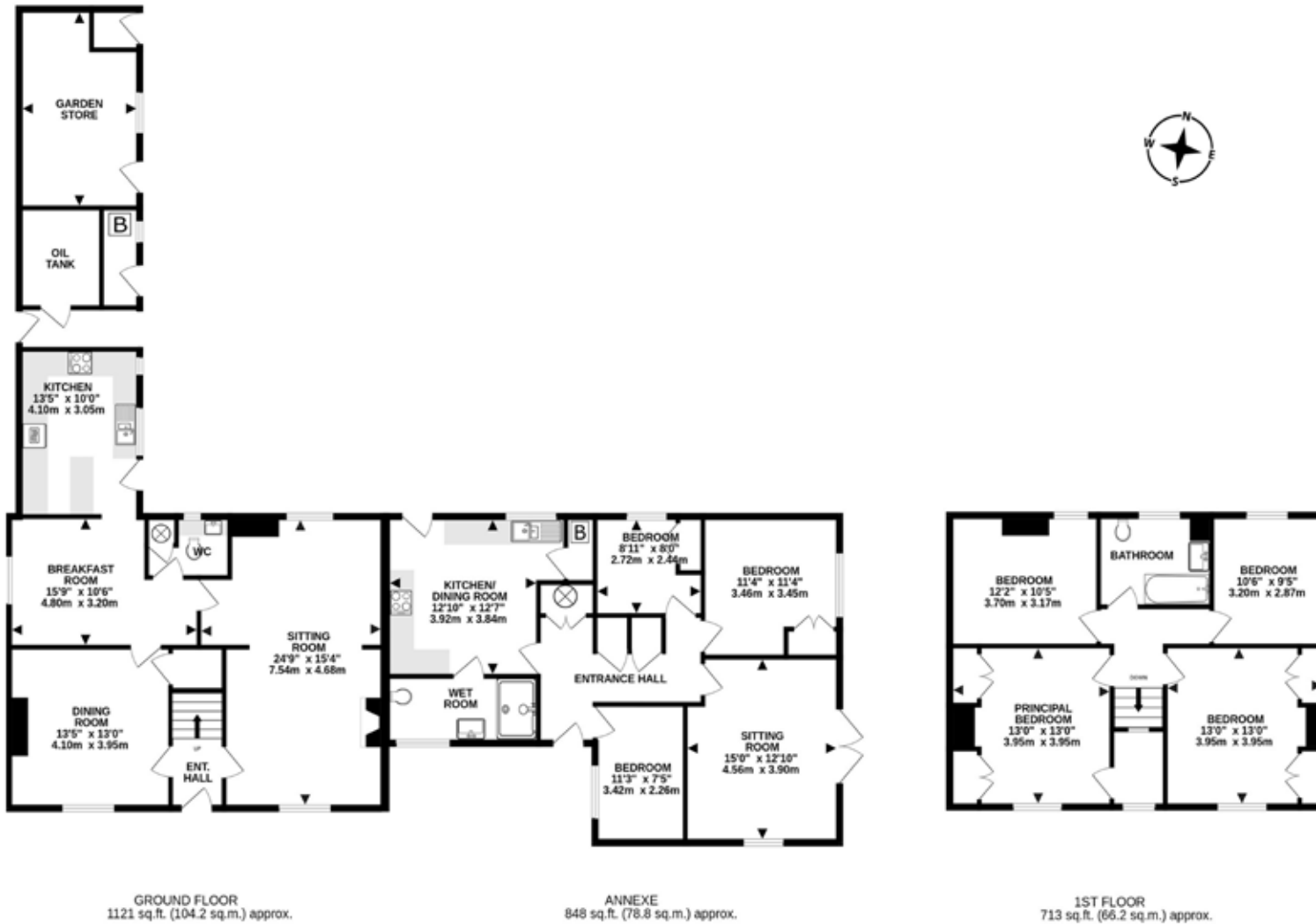
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

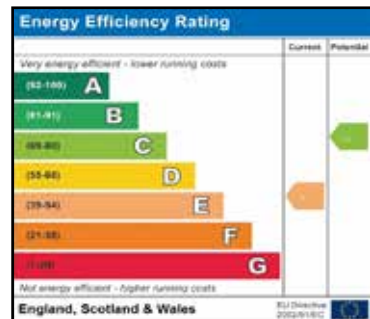
Great Yarmouth Borough Council - Tax Band D

Freehold



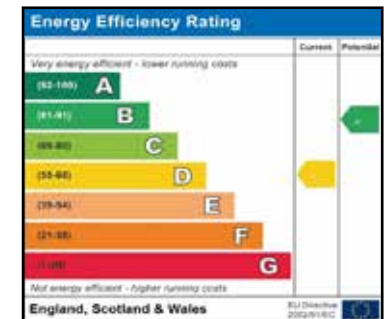


ENERGY RATING - HOUSE



FLOOR AREA - MAIN HOUSE : 1834 sq.ft. (170.4 sq.m.) approx  
 TOTAL FLOOR AREA : 2682 sq.ft. (249.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
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ENERGY RATING - ANNEXE



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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