



Woodview
81 Fakenham Road | Great Witchingham | Norfolk | NR9 5AE

OPPORTUNITY KNOCKS



“Packed with potential, this property is a true one-off.

A family-friendly home, never before on the open market, if you’re looking to get stuck in and create something special, you won’t do better than this!

The property has two potential building plots which are available via separate negotiation.

The location is an added bonus – close to country walks, it’s right on the edge of a well-served village, so you’re not isolated.

A short drive from Norwich, Reepham, North Norfolk, the A47 and the Broadland Northway, getting out and about from here is a breeze.”



KEY FEATURES

- An Impressive Detached Family Home sitting on the Edge of the Village of Great Witchingham
- The Property Requires Updating/Renovating
- The Property has Two Potential Building Plots with Outline Planning Permission which are Available via Separate Negotiation
- Four Bedrooms; Two Bath/Shower Rooms
- Sitting Room open to the Conservatory
- Dining Room, Garden Room and a Study
- Kitchen with Utility/Breakfast Area and Ground Floor WC
- Double Garage and Long Sweeping Drive
- The Accommodation extends to 2,554sq.ft
- Energy Rating: F

Homes right on the edge of villages are always in demand, offering the perfect balance of countryside and community. Here you have the added bonus of being able to make your mark, updating and perhaps extending the family home, and if you purchased the building plots, you could build two more properties without sacrificing your space and privacy. A rare opportunity, it's not to be missed!

A Superb Setting

You can see this is something special from the time you turn down the long private lime-tree lined road, leading ultimately to a hotel, and turn onto the sweeping driveway in front of the impressive home. Built in 1980 and in the same family ever since, this bespoke build has a lot to offer. It sits on a lovely private plot on the edge of Great Witchingham, with walks on the doorstep and amenities close by. It's been much loved by the family and has been the setting of many happy gatherings over the last 45 years or so. Whilst it could benefit from refreshing, the potential here is huge – you have a great location, plot and spacious home, plus the bonus of planning permission.

Family Friendly

The main house is sizeable in its own right and would work very well for family life. A spacious sitting room is filled with light, having windows on two sides and being open to a conservatory on the third. There's an open fire in here too, so it's a lovely room year round. Double doors lead into the formal dining room, so you can use the rooms as one larger space when you have a houseful or keep them separate. The kitchen is also a good size and offers an abundance of storage and preparation space, seating up at the breakfast bar, and a comfortable flow into a utility room that doubles as a breakfast area, so you can keep an eye on little ones eating while you're working in the kitchen.





KEY FEATURES

There's also a garden room, study and cloakroom on this floor. Upstairs you'll find four bedrooms, all of a good size. The principal bedroom has an ensuite with a large walk-in shower and lots of useful storage. The other three bedrooms share the family bathroom. Two of the bedrooms have built-in wardrobes, which is sure to come in handy! Altogether, the house is bright, spacious and comfortable, ready and waiting.

Plenty Of Potential

As previously mentioned, the house has 2 potential building plots with outline planning permission for two additional properties that are available via separate negotiation. The current owner's parents were keen gardeners and grew a huge amount of fresh produce here – the soil is wonderfully fertile. There's plenty for a keen gardener to get stuck into, or you can keep things low maintenance. This is a very private garden, screened from the road by mature hedging, so it's a lovely place in which to relax or for children to play. The building plots have been marked out and once developed would still leave plenty of secluded garden around the main property. As the plans have been started, permission will not lapse, so you don't have to begin right away if you don't want to – or indeed at all. The owner has also spoken to the council about the possibility of building four homes – something you could explore further if desired.

City And Country

Life is good here – if you want to live in the country, potter in your garden, grow your own and head off on beautiful walks, you have all that ready and waiting. If you want to immerse yourself in the community, you can join groups and events at the active village hall. If you love the North Norfolk coast but you want to live away from the crowds, this will hit the spot. You have a golf course just down the road, a hotel as your neighbour (although you won't be disturbed by it at all), an excellent high school with sixth form in the pretty town of Reepham – and of course you have Norwich just a twenty-minute drive from your front door. With easy access to the A47, the Broadland Northway and the airport, getting out and about from here is simple.

Agents Note

It is our understanding that the boiler will need to be replaced as this currently is not in operation.

























Potential Building
Plots via Separate
Negotiation





INFORMATION



On The Doorstep

The house is located within the village of Great Witchingham, where you have easy access to the nearby villages of Lenwade and Bawdeswell, both of which have excellent general stores, a family butcher and post office. The well known Bawdeswell Garden Centre is just down the road. Alternatively, you can take a walk down the many footpaths of Bawdeswell Heath. The market town of Reepham with its many individual shops and attractive market square is only a short drive away with bank, convenience store and public house just some of its attractions.

How Far Is It To?

Great Witchingham lies approximately 13 miles south east of Fakenham and 12 miles north west of Norwich. Often described as the 'Gateway to the North Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: www.fakenhamweb.co.uk, while the Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

Directions

Leave Norwich on the Fakenham Road. Continue along this road, passing through the village of Lenwade. After passing the fish and chip shop on your left hand side, take the next left hand turn which leads down to Lenwade House Hotel and the driveway to Woodview will be on your left hand side clearly displaying a Fine and Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

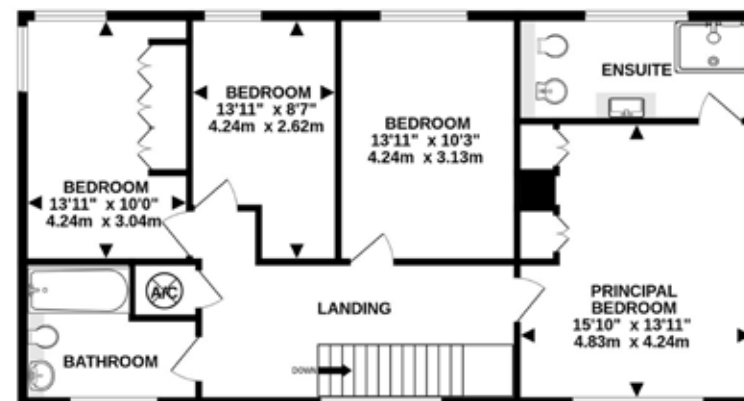
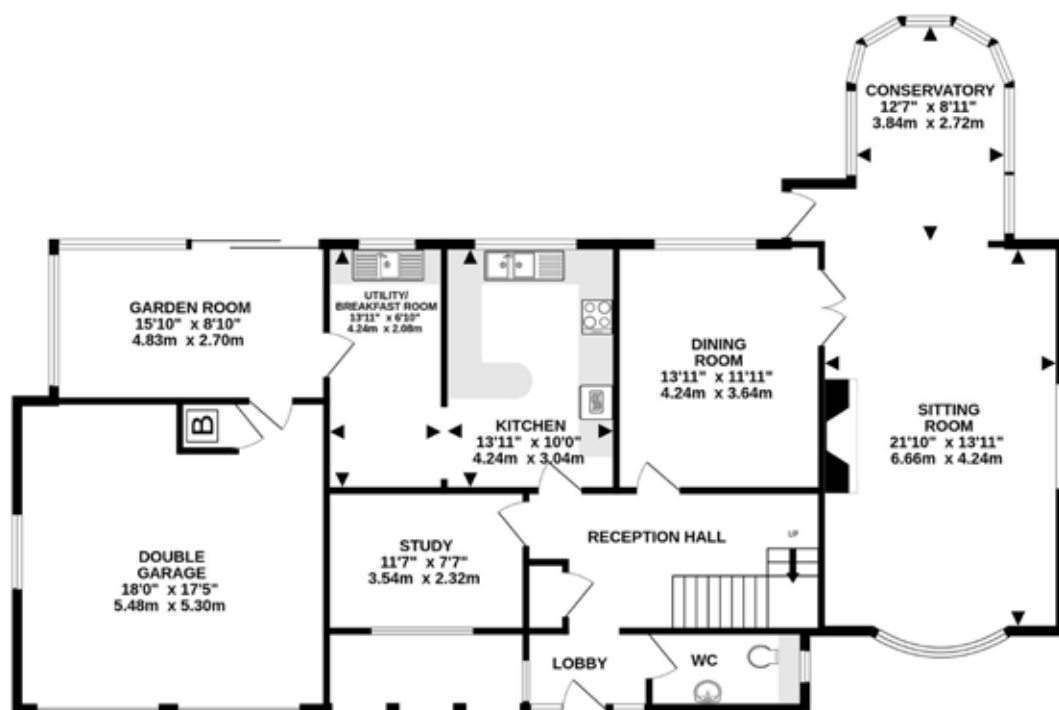
Broadband Available but not Currently Connected

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Band F

Freehold

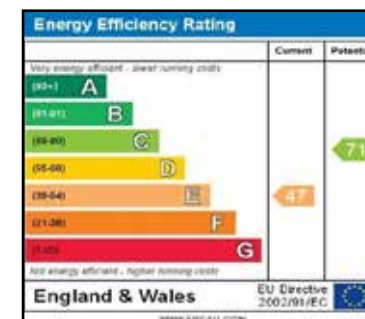


GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.

1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.

TOTAL FLOOR AREA : 2554 sq.ft. (237.3 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
Made with Metropix ©2025



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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

