



15 Fakenham Road | | | NR9 5SP

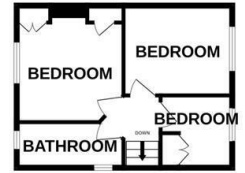
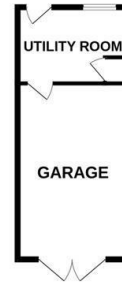
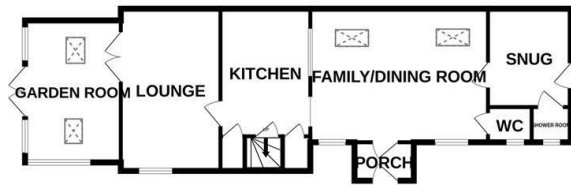
Guide Price £425,000

****GUIDE PRICE £425,000 - £450,000 STUNNING CHARACTER PROPERTY ON A LARGE PRIVATE PLOT**** Set in the heart of the charming and tranquil village of Morton on The Hill, this enchanting three-bedroom semi-detached cottage is a true country gem, overflowing with character, warmth and timeless appeal. From the moment you arrive, the cottage exudes charm — approached via a shingled driveway framed by mature greenery, leading to a welcoming entrance porch that opens into a delightful array of beautifully appointed rooms. The ground floor unfolds with a wonderful family/dining room perfect for lively gatherings, a well-equipped kitchen brimming with rustic charm, and a cosy lounge centred around a glowing wood burner — the perfect retreat on winter evenings. A snug, also boasting its own wood burner, offers a peaceful nook for reading or relaxation, while the show-stopping garden room, with its underfloor heating and views of the garden, invites you to bask in natural light all year round. A shower room and separate WC complete the ground floor. Upstairs, three bedrooms each capture glorious countryside vistas, accompanied by a charming bathroom off the landing. Outside, the magic continues with a spacious, beautifully landscaped garden — a private haven of sweeping lawns, mature trees, and colourful borders, with a patio perfect for al fresco dining and summer entertaining. With ample parking, a single garage/utility, a wealth of original period features, and the comfort of oil-fired heating with a new boiler fitted in 2022, this storybook cottage perfectly blends rural serenity with modern living — a rare and captivating home that truly steals the heart.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Morton on the Hill is a small but scattered village and civil parish in the English county of Norfolk, about 8 miles north-west of Norwich. Surrounded by scenic countryside with the nearest village just down the road offering multiple restaurants, primary school and surgery. This is a peaceful and idyllic location with all local amenities in close proximity.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Family/Dining Room 17'8" x 13'3"

Lead windows to the front, stained glass windows, Velux windows, radiator, tiled flooring.

Kitchen 12'9" x 10'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob, space for fridge, freezer and dishwasher, exposed brickwork, tiled flooring, doors to first floor.

Lounge 16'0" x 9'11"

Lead window to front, radiator, wood burner.

Garden Room 14'2" x 9'6"

Underfloor heating, Velux windows, patio doors to garden.

Snug 9'9" x 8'2"

Lead window to side, radiator, tiled flooring, wood burner, door to side.

Shower Room 5'1" x 2'10"

Shower cubicle, heated towel rail, lead window to front.

WC 4'1" x 2'7"

Low level WC, hand wash basin, radiator, lead window to front.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 9'11" x 9'10"

Lead window to rear, radiator, built in cupboards.

Bedroom Two 10'9" x 8'10"

Lead window to side, radiator.

Bedroom Three 7'6" x 6'10"

Lead window to side, radiator, built in cupboard.

Bathroom 10'6" x 4'5"

Rolltop bath, low level WC, hand wash basin, radiator, lead windows to front and side.

Outside

The gardens are mainly laid to lawn with mature plants, shrubs and trees, patio seating area, enclosed by hedging and fencing.

Garage 17'6" x 10'11"

Utility 11'8" x 7'6"

Space for washing machine and tumble dryer.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property broadband available.

Oil heating

Septic tank shared with neighbour



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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