



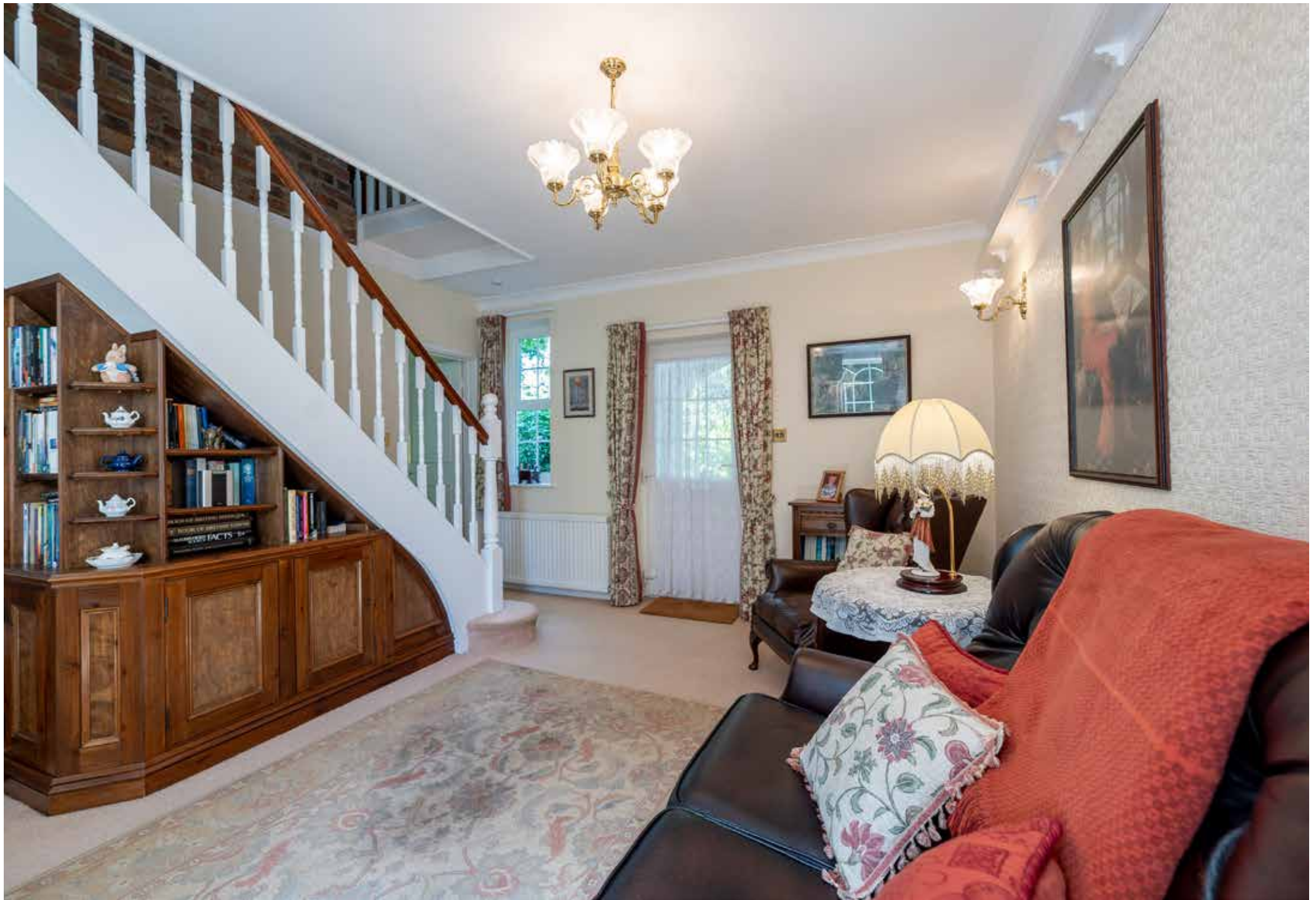
Forge House
Weasenham | Norfolk | PE32 2TD

RURAL BLISS



With a setting at the heart of highly sought-after Weasenham, this detached early 1970s property was built to a period design and abuts the charming village green with direct access to it from the garden. Offering four bedrooms (one with ensuite) and a family bathroom on the first floor, the ground floor comprises a kitchen, reception room, sitting room and dining room, in addition to a shower room and a conservatory with delightful views of the established and well-stocked grounds which are a main feature of the property. With an integrated double garage and ample parking for several vehicles on the shingled drive outside.







- Super setting for this lovely home on the edge of the Village, adjacent to the green
- Thought to offer an abundance of further potential
- Versatile accommodation ideal for young and growing families
- Porch and Reception Hall, Sitting Room, Dining Room and Conservatory
- Four Bedrooms and Family Bathroom on first floor
- Integral Double Garage, Off Road Parking and Gardens
- Total Accommodation extends to 1962sq.ft

Ideal Location

“What attracted us to the property initially was the outlook over the village green with our own gate onto the green. The garden is also very secluded and predominantly laid to shrubs,” the present owners said. “With regard to the property itself, we like the fact it is light and airy with dual aspect to several of the rooms. The integral double garage with a remote-controlled electric door enables us to drive straight in, which can be beneficial in bad weather.” They were also attracted by Weasenham’s excellent location within the county. “It is within easy reach of several sandy beaches, where, out of the peak holiday season, we can walk the dog for hours without hardly seeing anyone.”



During their time at Forge House, the owners have continued to make improvements. “We have had a conservatory added which butts on to the room that we use as a dining room, giving us a light and airy extension, and is particularly beneficial for entertaining. It also gives a pleasant outlook onto the garden.”

“After living here for more than eighteen years we shall certainly miss the friendliness of the villagers and the community spirit. We will also miss the countryside with the vast open skies and beautiful sunsets.”

Stunning Grounds

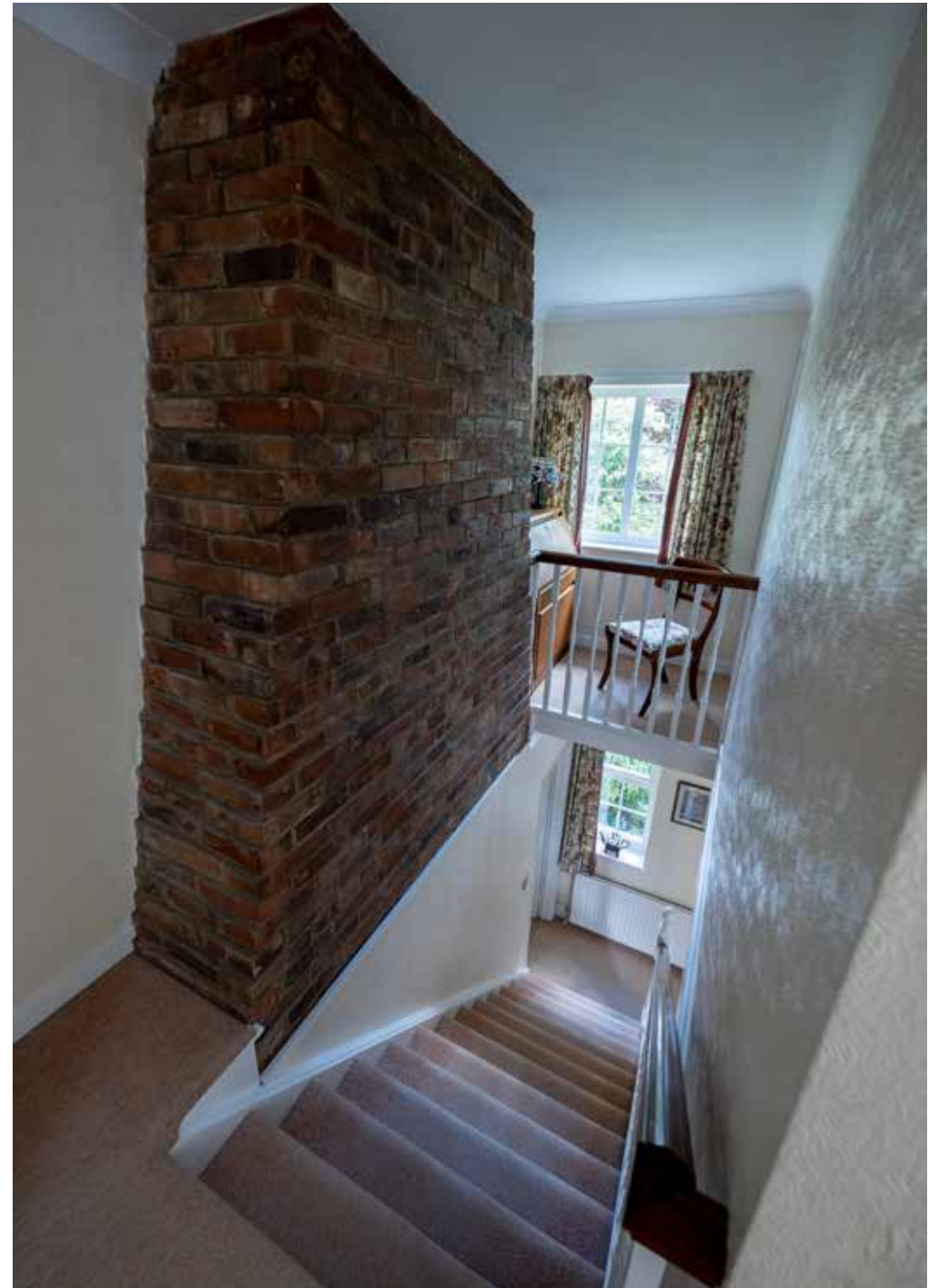
The shingled front driveway is entered through a five-bar gate and provides off-road parking for several vehicles and access to the integrated double garage.

The beautiful garden area stretches along the side and rear of Forge House, with mature hedgerows along the boundaries offering privacy. The established and well-stocked grounds are certainly a main feature of the property. "We are visited by a variety of wildlife," the owners said. "We have quite a number of different birds in the garden, with occasional visits from a green woodpecker. This area is ideal for anyone interested in ornithology. As you travel around it is not uncommon to see deer, muntjacs and hares. We often see barn owls, and on several occasions at night we have seen them flying alongside the car."

Wonderful Location

There are two Weasenhams named according to their respective local churches - All Saints and St Peters, and Forge House is located in the latter. Weasenham St Peter is a pretty village with a mix of period and modern property, the main focal point being the village green with its ponds and resident ducks and geese. Within the village there is a good primary school, which falls within the catchment area of the highly regarded Litcham School. Situated off the A1065, access from the village to the surrounding areas is excellent. "It is only a ten-minute drive to Fakenham, or fifteen minutes to Swaffham for everyday shopping, both of which have good weekly markets," the owners said. "Norwich is just one hour's drive away for a wider choice of shops, with Norwich airport nearby. And Norwich and King's Lynn both have first class theatres with top class performances to cater for every taste."

The village is well located for access to the North Norfolk coast with many attractions. For leisure enthusiasts there are tennis and cricketing facilities close by, coupled with the ever-popular award-winning beaches of North West and North Norfolk. The links golf courses of Hunstanton and the Royal West Norfolk Golf Club at Brancaster are relatively close by. Other attractions include bird watching, sailing and beautiful country walks.







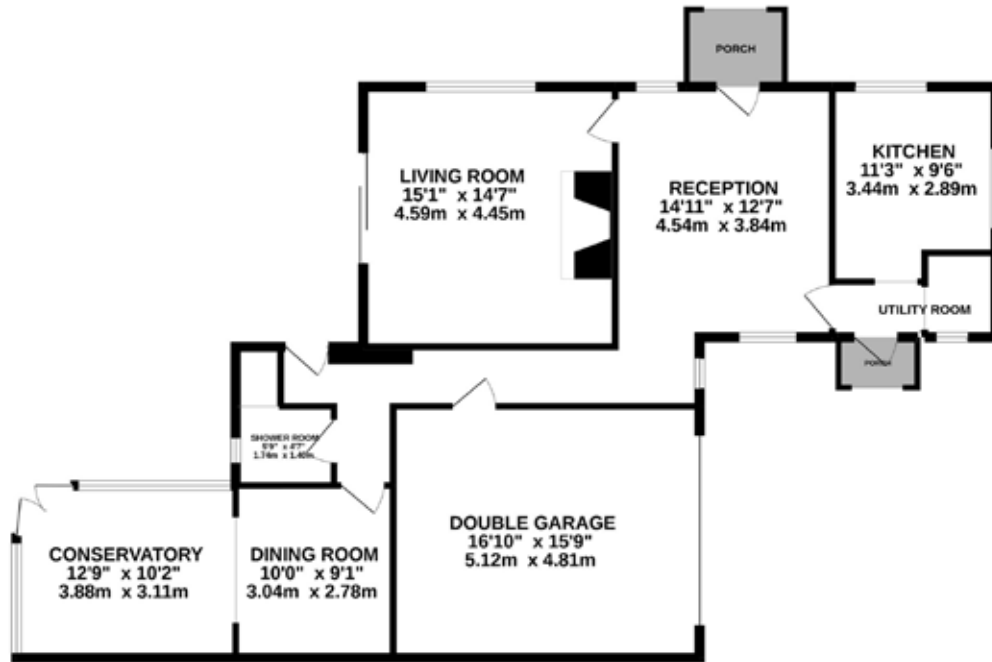




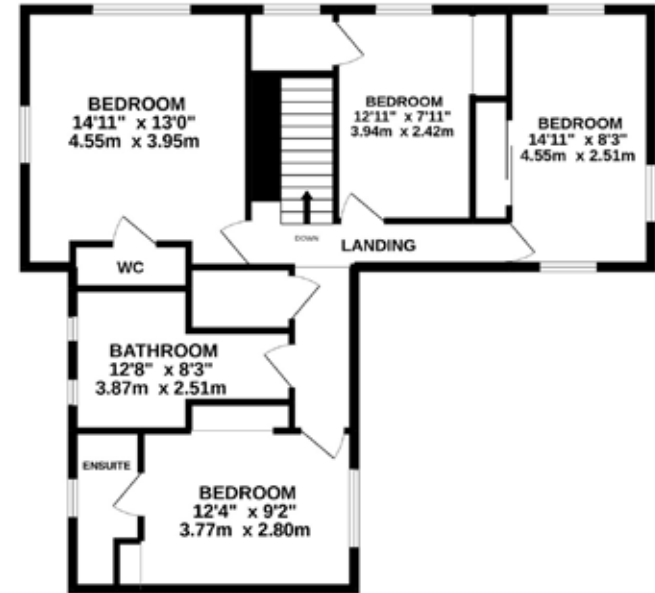




GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.2 sq.m.) approx.

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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Weasenham is a pretty village situated off the A1065 between Fakenham and Swaffham making it ideally situated for easy access to London and all major road/rail links. The village itself has a mix of period and modern property with the main focal point being the village green with its pond. The village is well located for access to the North Norfolk coast with its many attractions. For leisure enthusiasts there are tennis and cricketing facilities close by, coupled with the ever popular award winning beaches of North West and North Norfolk. The links golf courses of Hunstanton and the Royal West Norfolk Golf Club at Brancaster are relatively close by. Other attractions include, bird watching, sailing and beautiful country walks.

How Far Is It To?...

Weasenham lies approximately 39 miles west of the Cathedral City of Norwich, with its main line rail link to London Liverpool Street and International Airport and just 24 miles from Kings Lynn (also with a main line rail link to London Kings Cross – 1 hour 40 minutes). Closer at hand, only a few miles away, is the thriving historic market town of Fakenham, which is conveniently situated and with an extensive selection of shops, variety of pubs, restaurants, various social gatherings and wide choice of sports activities.

Services

OFCH, Mains - Water & Septic Tank

Breckland District Council

The Property is Freehold and located in a Conservation Area



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		

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FOUNDATION

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