



Taybridge Cottage
Helhoughton | Norfolk | NR21 7BU

AWAY FROM IT ALL



Close to the tranquil village of Helhoughton in an exclusive setting away from other properties and with views of the most wonderful undulating countryside, this detached five-bedroom home has the benefit of a garden approaching three-quarters of an acre. The property offers flexible living space which includes two reception rooms, a kitchen/breakfast room with adjacent dining room, an office, a generous garden room and an attached double garage. Flanked by an area of woodland, the large garden is mainly laid to lawn and features a summerhouse, a well, an established vegetable plot with a greenhouse, and also large detached two-room brick-built workshop with a pantile roof.







- Rural Village living at its finest, surrounded Farmland/Countryside
- Sitting on a generous Plot approaching ¾ acre (0.66 stms)
- Flexible accommodation with Hall, Sitting Room, Home Office, Kitchen/Breakfast Room and separate Dining Area
- Snug/ground floor Bedroom, Utility Room and beautiful Garden Room
- Five first floor Bedrooms, En-Suite and Family Bathroom
- Double Garage, Outbuilding with front, rear and side Gardens
- Thought to offer even further potential
- Total Accommodation extends to 2796sq.ft

A Unique Setting

The present owner has lived at Taybridge Cottage since purchasing it in 1996. When asked what drew them to it, they replied, "The location attracted me first – on its own, at the time almost hidden along a narrow lane, and up a hill." It is believed to have been built at the end of the 19th century, originally as two semi-detached properties that formed part of Pynkney Hall's estate. The 17th century Grade II Pynkney Hall still stands and is privately owned. Possibly one of the oldest parts to survive at Taybridge Cottage can be found in the kitchen where the original bricked back of an ancient stove is still visible.

Improvements to the property have included a new entrance between two old oaks, the garden room, extensions to the front which comprise the entrance hall, coats room, and office/bedroom six, and also the double garage. The owner updated all three bathrooms approximately eighteen months ago. When asked about their favourite spaces at the property, the current owner replied, "The garden, and of course the garden room with its views. It is enjoyed all the year round."

"I think Taybridge Cottage is unique. A haven of peace and tranquillity, as one friend describes it. The garden has a timeless feel to it." And being able to hear the sound of birds' wings as they fly passed"

Outside

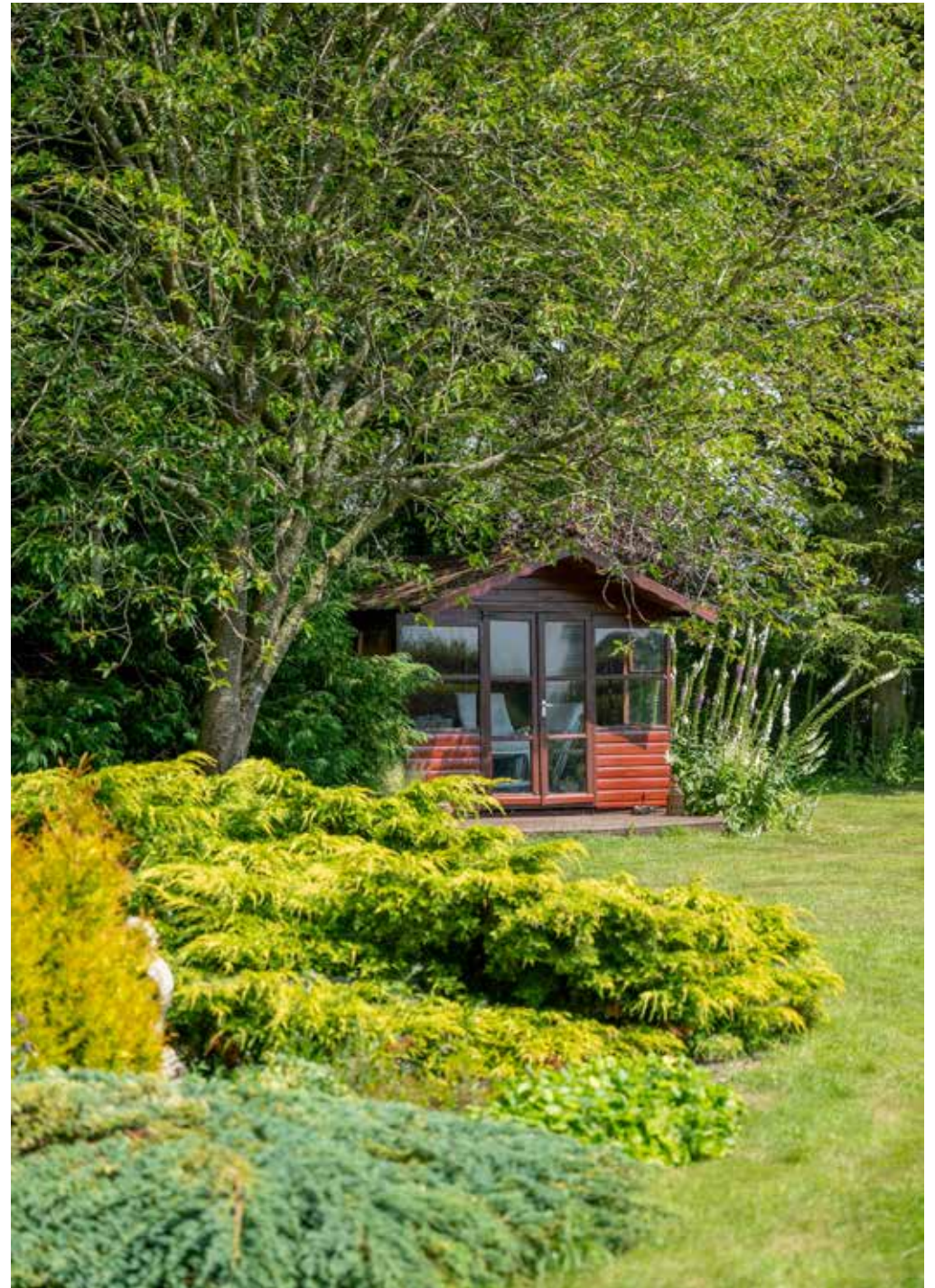
A major asset of this attractive home is of course the fabulous garden, giving one such a feeling of space and seclusion, and also the convenience of the large gravelled driveway providing extensive off road parking. "Outside, there is the original brick privy and coal/wood store built for the former two houses, which is now a workshop and freezer room," the owner explained. "There is also a well and a long log store. And the orchard provides pears, plums, cooking and eating apples. The kitchen garden is filled with gooseberry and currant bushes and asparagus." The two greenhouses are currently used for logs and storage. As regards wildlife in this idyllic setting, "There are deer in the woods adjacent to us, pheasants and partridges in the garden, and many species of birds. Buzzards and red kites wheel overhead."



Country Life

When asked what was available locally, the present owner replied, "A post box, church and the village hall about half a mile away – and that's it! Nothing in the area except rolling countryside." There is no question that Taybridge Cottage is located in an unspoilt and bucolic setting, with the closest village being the rural hamlet of Helhoughton with its church, All Saints, which was rebuilt in 1790. Approximately six miles away is the market town of Fakenham which offers a full range of facilities and a weekly market and auction on Thursdays. The village of East Rudham is also situated under three miles away which offers a good range of everyday shopping facilities including a general store/post office, a tea shop, a veterinary surgery, and a highly regarded public house with a restaurant called The Crown Inn.

Taybridge Cottage is also well positioned for Norwich, Burnham Market, the popular Georgian town of Holt, and the many historical country houses which are located close to hand and include Sandringham, Holkham, Houghton, Felbrigg and Oxburgh. Hellhoughton is also ideally located for the North Norfolk coast which is renowned as an area of outstanding natural beauty, with excellent walkways and bird watching facilities.







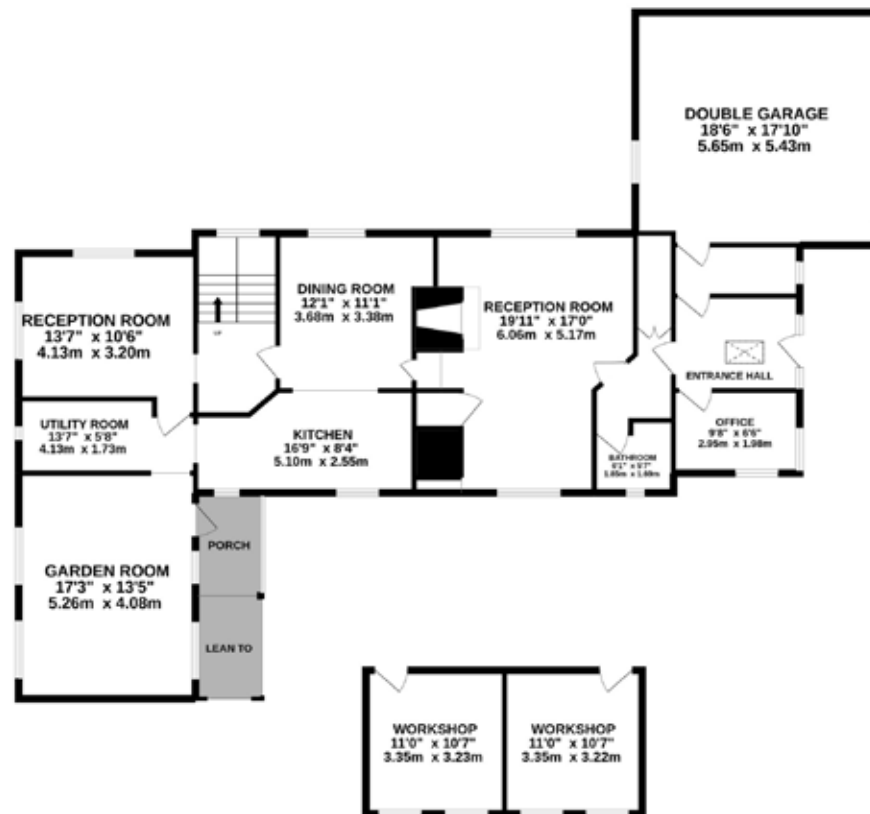




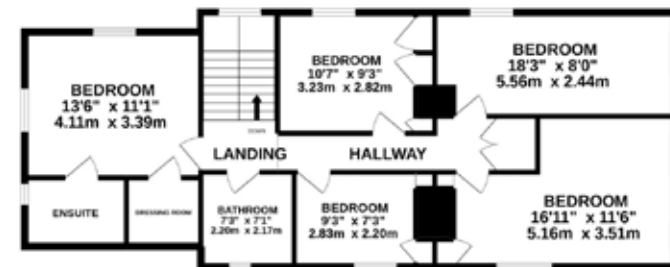




GROUND FLOOR
1883 sq.ft. (174.9 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 2796 sq.ft. (259.7 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 The Doorstep...

Helhoughton is a delightful, unspoilt village not far from the market town of Fakenham and an ideal base from which to reach one of the UK's most beautiful coastlines, together with its pretty villages, bustling market towns, secluded sandy beaches and acres of wonderful countryside. The nearby village of East Rudham offers everyday shopping facilities, including a post office/village stores, award winning public house, butchers shop, kitchen shop, garage, interiors shop and church.

How Far Is It To...?

Helhoughton lies 4.5 miles south west of the market town of Fakenham and in broader terms lies around 30 miles north west of the Cathedral City of Norwich and just over 19 miles east of Kings Lynn. The sandy beaches of the North Norfolk coast are just around 10 miles away, with Wells next the Sea (13.6 miles), Hunstanton (17.9 miles) and Cromer around (27 miles). There are excellent rail links from Norwich to London (in just one hour 50 minutes in peak time) and there is also a mainline connection from Kings Lynn to London (in around 96 minutes). Norwich's International Airport is only about a 45 minute drive with London Stansted Airport around 90 minutes

Directions...

From Fakenham take the A1065 road towards Swaffham. Continue through Hempton and after a sharp right hand bend take the next turning right signposted Helhoughton. Continue through the village, right turn onto Broomsthorpe Road and the property will be found on the right hand side. Identified by our Fine & Country For Sale Board.

Services...

OFCH, Private Water Supply with High Powered Pump and Two Septic Tanks
Monitored Alarm System
North Norfolk District Council - Band E
The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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THE FINE & COUNTRY
FOUNDATION

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