



Sycamore Cottage
Horningtoft | Norfolk | NR20 5DX

A WONDERFUL HOUSE IN A BEAUTIFUL SETTING



In the sought-after village of Horningtoft and set on a plot of approximately 0.7 acres on a quiet lane, this detached family home with an annexe and large 40 ft x 30 ft. barn within the grounds really offers it all. Of an individual chalet design, there are three bedrooms and a family bathroom arranged around a large landing on the first floor, while downstairs the living space comprises an amazing open-plan kitchen/dining area with an adjoining study and a sitting room, along with a pantry and utility room. Accessed via electric gates, the grounds are fully enclosed and abut farmland on two sides, with a superbly maintained garden including features such as a large pond and a terraced area for entertaining. The additional space offered by the annexe is perfect for use as a home office or gym, and the steel-framed barn is ideal for those wishing to run a business from home and requiring a large storage area, or perhaps to house a collection of classic cars or similar.



KEY FEATURES

- Detached Three Bedroom Family Home
- Sitting on a plot of 0.7 (stms), including Annexe and 40ft x 30ft Barn
- Modern and spacious Kitchen/Diner with a large Pantry
- Utility Room and downstairs Bathroom
- Entrance via an electric-gated Driveway with ample Off-Road Parking
- Large Garden surrounding the property with Patio, outside Bar area and Pond
- Total Accommodation extends to 2004sq. ft
- EPC rating C

The Quiet Life

"We have lived at Sycamore Cottage for nearly three years and have enjoyed a quiet and very relaxed life here," the present owners said. "The location couldn't be better as Dereham and Fakenham are only each six miles away, and King's Lynn is just twenty-five minutes up the road. It's also not a long drive to the city of Norwich. And the beaches at Wells and Holkham are also very close so, all in all, it's an ideal location."

When asked about distinctive features at their home, the owners replied, "The large arched window on the landing is a stunning feature giving beautiful views over the garden and beyond to the sheep and lambs in their fields. And we have obtained full approval to convert the annexe to a one-bedroom apartment, and also for a garden room extension to the side of the house and a rear extension to provide a fourth bedroom with an en suite and dressing room, which will have amazing views overlooking the farmland."

And as for their favourite spaces at the property, the owners said, "The large kitchen is ideal for family gatherings, and the lounge is cosy for those winter evenings. After we move, what we will miss most is the peace and quiet, and the barn which has given us the space for various projects and also the odd party when the weather is not so good!"

The Garden

"Our garden is mainly laid to lawn with a large gravel parking area which is very handy for family get-togethers. We have erected a pub and patio area which has been used many times for various family events, as has the hot tub."





KEY FEATURES

So Much to Offer

"The Norfolk coast is only a short distance away, as are Blakeney and Cley-next-the-Sea," the owners said. "Both King's Lynn and Norwich are great for theatres, as are Hunstanton and Cromer. As regards places to eat, The Brisley Bell is only one mile away which is great for fine dining. It was recently voted the best pub garden in the county (Great British Pub Awards 2021). The Litcham Bull Inn, a traditional English pub, is under three miles away and is also brilliant for food."

A peaceful and friendly village, Horningtoft is located approximately six miles south of Fakenham and the same distance north of Dereham on the B1146. A small village, it has strong community spirit, the local church, St Edmund, playing a large part in this with organised events such as quiz nights. When the amenities provided by a town are required, both Fakenham and Dereham offer a range of pubs, bars, shops, supermarkets and GPs surgeries. Local schools can be found in both Brisley and Colkirk at approximately two miles and two and a half miles respectively. The cathedral city of Norwich is a slightly longer drive at around twenty-four miles and offers both direct rail links to London Liverpool Street and also Norwich International Airport.





















INFORMATION



On Your Doorstep...

The small village of Horningtoft is situated 5 miles south of Fakenham, there you will find shops, pubs and supermarkets and 7 miles north of Dereham, next to the B1146 road. The Bell at Brisley just a couple of miles away has recently voted the best pub garden in the county (Great British Pub Awards 2021).

How Far Is It To?...

Holt is approximately 19 miles north of Horningtoft, Burnham Market (15 miles), Sandringham (17 miles) and Norwich (28 miles). The city of Norwich has an airport and a train station with direct links to London.

Services, District Council

OFCH, Mains - Water & Septic Tank (Water Treatment Plant)
Breckland District Council
Council Tax Band C

Agents Note

Covenant - no building of another house within the grounds
Planning approved for Annexe to make fully self-contained dwelling with one bedroom
Planning approved for main House - planning ref: 3PL/2021/1201/HOU

Tenure

Freehold

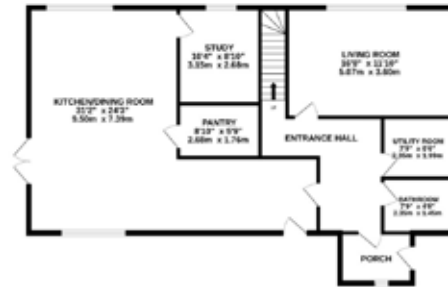
ANNEX/WORKSHOP
602 sq.ft. (56.0 sq.m.) approx.



BARN
1205 sq.ft. (111.6 sq.m.) approx.



GROUND FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
883 sq.ft. (75.5 sq.m.) approx.



DOESN NOT INCLUDE BARN AND ANNEX

TOTAL FLOOR AREA : 2004sq.ft. (186.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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