



Talbot House
Whissonett | Norfolk | NR20 5ST

SPACE AND RURAL CHARM



In the popular rural village of Whissonsett, this charming detached family home stands on a plot of approximately xx acres and offers a wealth of original features including exposed beams and brickwork. The living space comprises four bedrooms and a family bathroom on the first floor, while downstairs there is a 23 ft. long sitting room, kitchen with adjoining garden room, a dining room, office, utility room and garage. There is also a large detached carport with a porch and an area covered by a pergola. To the front of the property there is ample off-street parking on the shingled drive with gated access, and to the rear a large terraced area and a generous garden with a lawned area and established planting. Early viewing is strongly advised.



KEY FEATURES

- Detached Cottage in popular Rural Village setting
- Filled with character and charm
- Flexible and versatile accommodation ideal for home workers or multi-generational living
- Sitting Room, Dining/Entertaining Room, Home Office
- Kitchen, Utility and Garden Room, Four Bedrooms & Bathroom
- Generous Plot, Off Road Parking, Garaging with separate Store and Carport
- Total Accommodation extends to 2329sq.ft
- Energy Rating E

Well-loved Home

"We purchased Talbot House in 2002 after moving from just across the road where we had lived for sixteen years – it's our third marital home in Whissonsett," the current owners explained. "Talbot House was originally several cottages built in the 1890s, and what drew us to it were the many traditional features, and the land and space it provided us. The property has a large garden, cart shed/stable and a large shingled backyard with parking for numerous vehicles. There is also a garage on the end of the house."

"Talbot House has for us been a very happy place to live. The dining room houses a twelve-seater table for our dining and is also perfect for our party days as the room includes a bar, and we've held many parties there! It's a great room which has proved to be wonderful for many family and friends get-togethers!"

During their time at Talbot House, the owners have continued to make improvements. "We added a garden room to the property followed by a new front entrance and study. This brought in sun from the south to the property, having already had morning sun from the east and evening sun from the west." When asked what they will miss most about their home, they replied, "The lounge with its beamed ceiling and the wood burner in the winter, the sunny garden room for breakfast, and the dining room bar for our special occasions!" "Talbot House is a nice, quietly situated property with a spacious rear garden, outbuildings and ample parking."

The Garden

Beyond the large terraced area to the rear of the house, the garden is laid to lawn and well stocked with a variety of shrubs and flowers.





KEY FEATURES

There is also a sheltered barbecue area which is a perfect area to entertain and relax. And another area to enjoy is under the pergola at the end of the cart shed.

Rural Idyll

With a setting in the heart of the Norfolk countryside and surrounded by farmland and orchards, the charming, rural mid-Norfolk village of Whissonsett is conveniently located for access to the surrounding towns. "We consider Whissonsett is well situated for connections to King's Lynn, Norwich, Dereham and the A47," the owners said. "It's also only a short drive to Fakenham, and a short distance beyond is the coast with so many places to enjoy." The market towns of Dereham are at approximately nine miles and Fakenham at around five miles, both offering a wide range of amenities. There are a number of schools nearby including Litcham Primary School and the highly regarded Litcham High School, with further ones in Brisley, Colkirk, and Fakenham. Only sixteen miles to the north, the stunning North Norfolk Coast, designated an area of Outstanding Natural Beauty, is hugely popular for its sandy beaches, bird reserves and sailing.

"Whissonsett, where we have lived for many years and where we intend to stay, is a nice circular village with the church standing in the middle," the owners said. The parish church of St Mary dates in part to the 14th and 15th centuries and features a particularly wide nave, a tower with buttresses and battlements with gargoyles. Whissonsett also has a village hall and playing field and the nearest public house, The Brisley Bell, is a national award-winning 'Great British Pub of the Year - 2021' and a popular destination.

"There are many walks in all directions from the property," the owners said. In addition, there are some exceptional walks to be had in the woods and beach at Holkham, not forgetting Blickling Hall and Felbrigg Hall and Oxburgh Hall.





















INFORMATION



On The Doorstep

Both Dereham and Fakenham offer a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

Talbot House can be found 5 miles south of Fakenham and 24 miles north-west of Norwich City Centre. 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. The Cathedral City of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

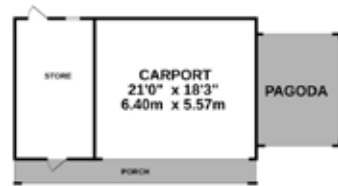
Services, District Council

OFCH, Mains - Water and Drainage
Breckland District Council
Council Tax Band E

Tenure

Freehold

OUTBUILDINGS
573 sq.ft. (53.2 sq.m.) approx.



GROUND FLOOR
1668 sq.ft. (154.9 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



SQM DOES NOT INCLUDE OUTBUILDING

TOTAL FLOOR AREA : 2329sq.ft. (216.4 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.
Made with Metropix ©2023



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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 Fakenham on



Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

