



Bassets  
Great Massingham | Norfolk | PE32 2HZ



## BRICK AND FLINT CHARM



With a setting in the highly sought-after village of Great Massingham, this charming brick and flint detached home is beautifully presented throughout. Offering three double bedrooms and a family bathroom on the first floor, downstairs there is kitchen/diner and a sizeable sitting room with a wood burner and patio doors which open out onto a terraced area with a retractable awning and the delightful garden outside with a summerhouse. The property is set away from the road and the driveway to the front provides off-street parking for several vehicles and access to the attached garage.





# KEY FEATURES

- An attractive brick and flint house in one of the most sought-after villages in Norfolk
- Three Bedrooms and family Bathroom in wonderful decorative order throughout
- Large Reception Room with wood burner and Kitchen Diner
- Fantastic Garden views from the Sitting Room and Field views
- Good sized Garden
- Driveway with single Garage
- Just a couple of minutes' walk to the renowned Dabbling Duck
- Total Accommodation extends to 1048sq.ft
- Energy Rating D

## A Perfect Home

When asked what first attracted them to the property, the owners explained, "As a young girl working and living at Houghton Hall, I often used to cycle to Great Massingham because a relative had a smallholding there. Little did I know that many years later and after spending a good deal of time in both Scotland and Wales, we would be living there!"

The opportunity arose to buy a pretty brick and flint detached house with an overgrown jungle in the garden. We knew it would be perfect for the two dogs as the plot was well fenced, and with fantastic views of the fields to the rear, the sunrises are stunning from the bedroom windows."

"When we first bought the house, there were quite a number of issues that needed to be addressed and instead of stringing the work out, we blasted ahead and had them seen to in one fell swoop. These included all new double-glazed windows throughout, new doors and new internal sills. We also had new insulation installed in both the house and garage as previously there wasn't any at all. The electrical system is now covered by an RCD unit, and along with having some radiators replaced, we had a new outside fitted boiler with all new pipework and a new immersion heater. After the boiler was relocated, it meant that we could create a food pantry in the kitchen which is very useful." These included all new doors, with a handy stable door in the kitchen and new internal sills.

"We also installed a multifuel burner in the lounge along with a flue liner in the chimney, and the floors have been recarpeted with new thermal underlay throughout the property. And, finally, the house has been freshly redecorated from top to bottom."







# KEY FEATURES

## The Garden

"With many different places to sit out, the garden is so important to us. A firm favourite is under the arched apple tree in the evenings, having a drink with family and friends. Another well-used place to sit and have something to eat is under the electric awning attached to the house – and it's ideal for those who want to shelter from the sun. The summerhouse at the bottom of the garden is also much in demand, particularly as there is a wide bench to have a snooze on, or just relax with a book. And a broad range of birdlife visits the garden, drawn by the trees, hedges and various shrubs." There are several mains wired garden spotlights to illuminate the garden in the evenings. "one of the many things that we love about the property is we are blessed with dark skies enabling us to see many stars and constellations including the International Space Station travelling from west to east."

## Village and Around

"It delights visitors to Great Massingham to see the ducks – a select few of them seem to make a point of waddling up and down the village in a line which is always a lovely sight!" The historic village of Great Massingham is well known for the Green and ponds at its centre around which there are many period houses and cottages. "It is a traditional village harking back to how English villages once were, and we are very fortunate to still have a handy post office/shop, as well as a tearoom. The Dabbling Duck is a very well-known and well-regarded village pub located on the Green to which people come to visit from far and wide."

"The village hall hosts film nights, Sunday auctions, quiz nights, bingo, a coffee club and a range of other activities too. The village even has its own monthly magazine called The Mallard in which local trades advertise. A huge benefit is that we have our own GPs surgery and pharmacy, and there is also a primary school at the end of the village." "There are many country walks to enjoy from the house, a major one being The Peddars Way which is very close by. We tend to cycle on parts of it every week, and the dogs love it – we can even get all the way to the coast on it!"

"Great Massingham is on a bus route to both King's Lynn and Fakenham which is handy for shopping and travel." The long established Thursday Fakenham market has many things to offer along with a weekly auction. King's Lynn is approximately fourteen miles to the west and the market town of Fakenham around eleven miles to the east. Swaffham is approximately twelve miles to the south and is well known for its Saturday auctions and popular market.































# INFORMATION

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## On Your Doorstep...

Great Massingham is a pretty conservation village with a village green and several large ponds. Boasting its own primary school and play group, you will also find a good doctor's surgery, post office, village store, sports and social club plus a popular award-winning public house known as The Dabbling Duck. St. Mary's Church lies at the heart of the village and it is believed that Sir Robert Walpole, England's First Prime Minister was educated there.

## How Far Is It To?...

Great Massingham is located approximately 40 miles north west of Norwich and 13 miles east of King's Lynn. King's Lynn offers a wide variety of schools and cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes (see [www.kings-lynn.net](http://www.kings-lynn.net)). The historic city of Norwich brags all the local amenities you would expect of a county capital including a main line station to London Liverpool Street and an expanding airport to the north side of the city with national and international flights. Why not visit the Castle or Cathedral, take in a play at the Theatre Royal or simply enjoy the vast array of shops and restaurants. There are some excellent schools both in the private and public sectors and also the University of East Anglia.

## Services, District Council

OFCH, Mains - Water & Drainage

Satellite & Broadband connection

Kings Lynn and West Norfolk Borough Council - Band C

Freehold

Directions - Please Scan The QR Code Below

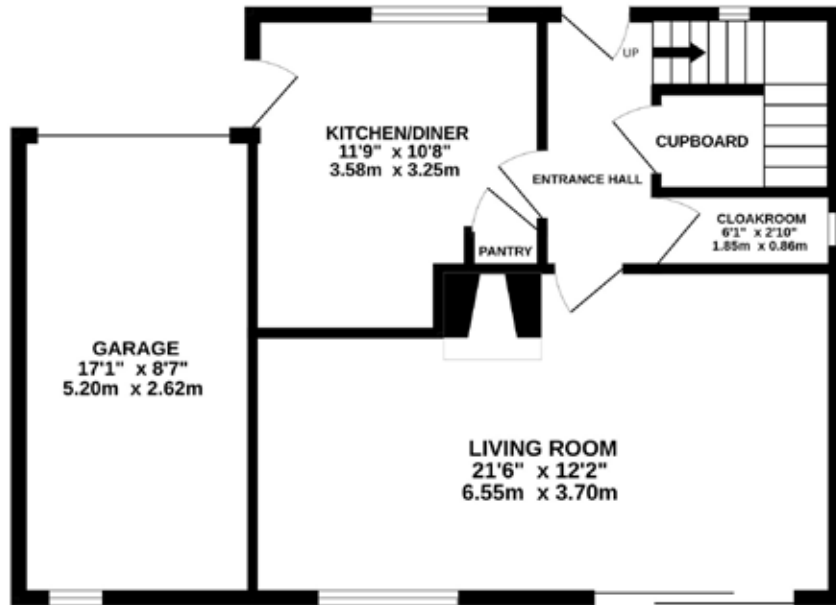
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///bronzer.sputted.obey](https://bronzer.sputted.obey)

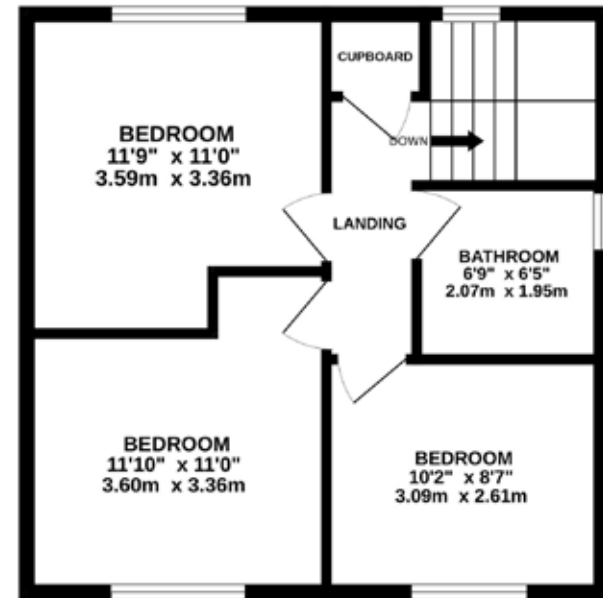




**GROUND FLOOR**  
597 sq.ft. (55.5 sq.m.) approx.



**1ST FLOOR**  
451 sq.ft. (41.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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.



Score	Energy rating	Current	Potential
82+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	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

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