



Nave House
Fakenham | Norfolk | NR21 9EA

PREACHING TO THE CONVERTED



Located within an exquisitely restored former Methodist church in a centre of town location in Fakenham, Nave House offers three bedrooms (two with en suites) and a family bathroom, and the most spectacular kitchen/dining room and reception room. During this recent conversion every care was taken to ensure that the history and architecture at the heart of this home has been preserved, including the magnificent high vaulted ceilings and perfectly refurbished church windows which fill each room with light. Arranged over three floors the living space is beautifully presented throughout, with the main entrance located in the loggia at the front of the church behind a small courtyard, and to the rear of property there is off-road parking for two vehicles with a Tesla electric car charging point. A very successful holiday let in recent years, Nave House would be equally ideal as a main residence or a weekend retreat.







- An incredibly rare opportunity to acquire part of this former Town Centre Church
- A stunning conversion with retained features original features
- An ideal weekend retreat, second home or permanent residence
- Sitting Room, Open Plan Kitchen/Family Room
- Three Bedrooms, Bathroom and 2 En-Suites
- Currently providing a great 'Holiday Let' income
- Total Accommodation extends to 1682sq.ft
- Energy Rating B

Enlightened Restoration

The present owners have been developing unique properties for the past eight years, particularly drawn to saving and conserving period buildings and all the history they represent. On viewing the church, which had recently been deconsecrated, they cleverly recognised the opportunity to convert the rear section of the church to become their main residence, and also that there was ample potential for an additional two properties at the front – one of which would eventually become Nave House, a highly successful holiday let.



Labour of Love

To say that the conversion of the Methodist church has been a labour of love for the current owners would be an understatement. During their five years of ownership, they have carried out a complete restoration of the building, beginning with replacement of the roof, followed by digging out three chambers of the undercroft, full restoration of the original stonework, and installation of handmade carbon fibre windows throughout. "This was a major undertaking involving some 275 Panes of handmade glass in total," they said.

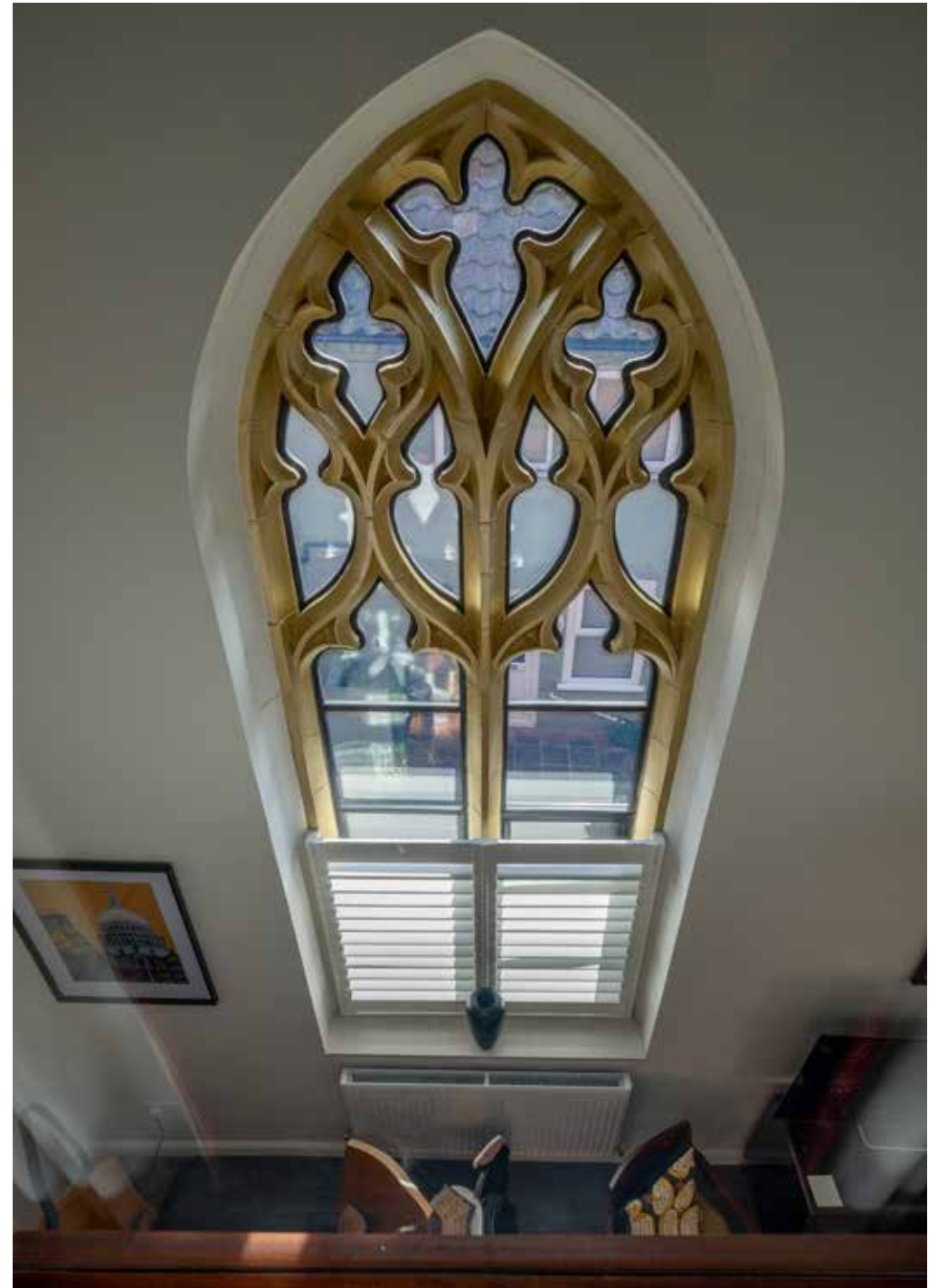
The Primitive Methodist church was built in 1908 by the architect Augustus Frederic Scott (1854 – 1936) in the Victorian High Gothic style. Augustus Scott's father was a Primitive Methodist minister and with an architectural practice based in Norwich and latterly in Cromer, Scott is celebrated for the ecclesiastical buildings he designed throughout Norfolk. Scott had a reputation for his strong

faith and being uncompromising; he was a teetotaler, a vegetarian, and an early cycling pioneer, known for cycling many thousands of miles and even as far as London for business meetings. The church in Fakenham replaced an earlier Methodist chapel originally built to the north of the yard in 1861, which has also been converted for use as a residence.

Heavenly Interior

On entering Nave House through the original church doors to the right of the loggia at the front of the building, the wonderful stone staircase on one side of the entrance hall and hallway and its tall windows are simply breath-taking. Spanning three floors, the property offers three bedrooms (two with en suites) and a family bathroom, and the most spectacular kitchen/dining room and reception room. The design of the uppermost floor ingeniously employs a box-like structure to ensure that the impact of the full length incredible gilded church windows is preserved, as too are the scale and majesty of the height of the interior of the former church.

The utmost care has been taken to make sure that the history and architecture is at the heart of this home, while no expense has been spared with the fabulous art-deco style décor. Chic, eccentric fabrics and patterns have been boldly used throughout oozing style and sophistication, and each bedroom has been themed, with the 1920s Tudor Revival Bedroom, 1950s Bedroom and French Coral Suite. “The view of the Fakenham Parish Church from the 1920s Tudor revival Nursery Bedroom is quite delightful,” the present owners said. Modern touches run right through the property, complementing the lavish and luxurious style. With a smart heating system installed in the property, Velux electric blinds are in every bedroom, as are USB sockets. Wall sconces have been recycled to give ambient lighting and on the landing, known as the Reading Corner, the original hymn-book shelves can be found.





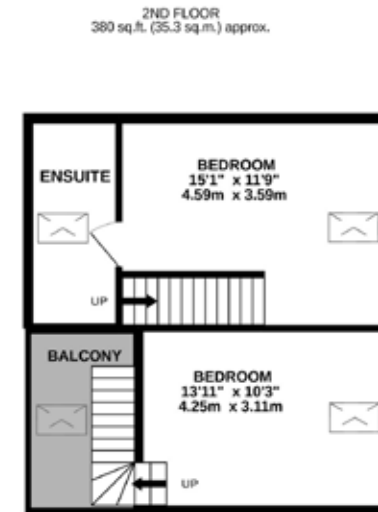
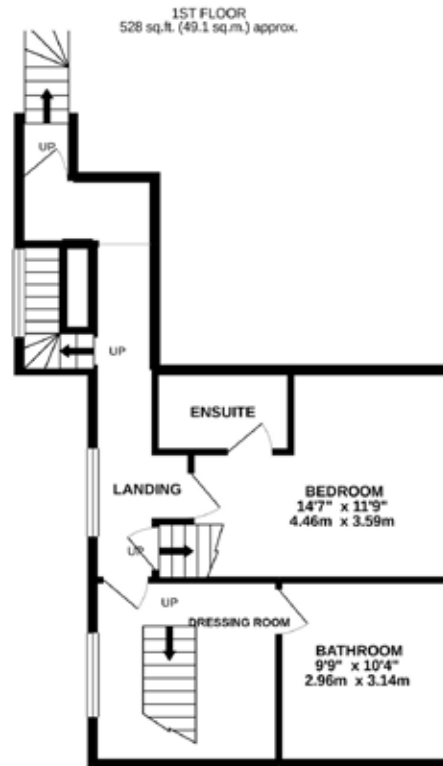
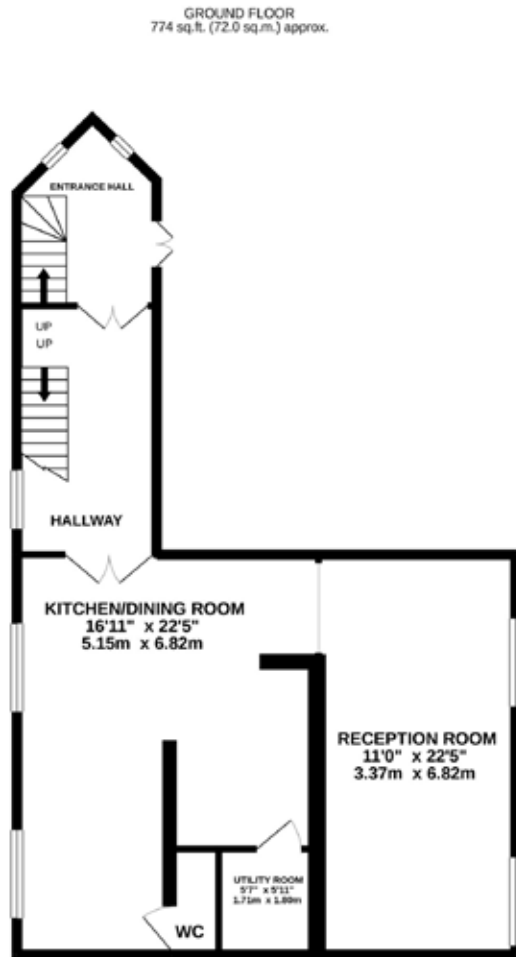












TOTAL FLOOR AREA : 1682 sq.ft. (156.3 sq.m.) approx.

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 ©2021



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





Out and Around

One of the major attractions of Nave House is its unrivalled position in such a central town location. "Chapel Court is an unexpected enclave of period homes snuggled away quietly and sitting side by side - all beautifully restored and loved," the owners said. The property within an enclave of similar exclusive conversions, and the location is extremely quiet, secure and private, but at the same time just a short walk away from all the town has to offer. "Fakenham is an unpretentious working market town with a good range of facilities, including a department store, an auction house, racecourse and a thriving Thursday market with local produce," the owners said. A sought-after market town in North Norfolk, Fakenham does offer some impressive amenities including several supermarkets, cafes, shops, a choice of pubs and a cinema, and there's also the added benefit of the surrounding countryside and, of course, its close proximity to the stunning North Norfolk coast. "A visit to the nearby coast and all it has to offer is a must," the owners added.

Services

GFCH, Mains - Water & Electric
 North Norfolk District Council
 The Property is Freehold



Fine & Country Fakenham Office
 1 Bridge Street, Fakenham
 01328 854190

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, Russia, 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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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

