



Rectory Lodge
Sculthorpe | Norfolk | NR21 9NJ

A PERFECT FAMILY HOME



In the sought-after village of Sculthorpe and standing in grounds approaching one third of an acre (sts), this remarkable detached family home offers glorious views of the gardens from almost every room and to the countryside beyond. The accommodation is spacious and impeccably presented throughout, comprising a bathroom and three bedrooms on the first floor with a further bedroom and adjoining shower room on the ground floor, along with a large kitchen/diner, generous living room, a garden room and an attached garage which is accessed through the utility room and which, subject to planning consent, could be converted into further living accommodation. Detached from the property is a timber-built cabin, perfect for use as an office, studio or games room. With a large terraced area sheltered by a pergola to the rear of the house, the gardens are mainly laid to lawn with established planting and, to the front of the property, there is a shingled drive with off-street parking for several vehicles.







- A wonderful Period Family Home set centrally on its 0.6 acre plot (stms)
- Located in the popular North Norfolk village of Sculthorpe
- Fantastically light and spacious living spaces
- Four large Bedrooms, One to the ground floor with adjacent Shower Room
- Large Kitchen Diner and Garden Room with separate Utility
- Beautiful, well-stocked Garden, wrapping round the House with Field and Church views
- High-end wooden cabin with power and wired internet for Home Office
- 10 minutes to Burnham Market and the Coast, 15 minutes to Holt
- Total Accommodation extends to 2526sq.ft
- Energy Rating D

So Much to Offer

“We loved the property the first time we saw it,” the present owners said. “It was different to so many of the brick and flint buildings up here, and surrounded by its own gardens with plenty of scope for making it our own. It was a glorious fixer-upper. I think one of the most significant things we did was to fence off the road; we put in six-foot feather panelling around half the property with six-foot deer fencing across the paddock, finished off with a six-foot gate. This means that once the gates are closed, I can relax. We also knocked through a wall to create a really large master bedroom and updated most of the wiring and plumbing, water tanks, boiler, and the pressure pump etc.”

“It has so much potential for someone wanting to put their own stamp on something. When I first saw Rectory Lodge, I said to my husband “It’s got great bones” and to this day I still feel that is true. The house has so much charm and I think it’s so adaptable and could be really fantastic for someone who loves a project. If we were the kind of people who wanted a forever home, this would most probably be it.”

Asked about future improvements, the owners said, “Only that the garage as it stands has the scope to be an excellent boot room-come-utility space. I would have loved to lift the ceiling in there to show off all the potential the apex roof could have – I’d have loved to have a heated floor and a high ceiling so the laundry was out of the way.”

“The house has large spacious sunlit rooms – the natural light warms the house in winter and brightens the days in summer.” As regards favourite spaces at the property, the owners said, “Equal first and possibly for the same reason are the master bedroom and conservatory. They are both south facing and look out onto the south facing garden and the neighbour’s paddock which is just so special. The view changes all year round and is completely undisturbed. I love to sit in bed and look out the window. Equally, the conservatory is glorious at the end of the day. We had vast swathes of hedge reduced last year and the evening sun now reaches even further into the property – its hugely relaxing.”



Asked what they will miss most about their home after they move, the owners replied, "To be very honest, I'm not sure I will ever stop missing all of it. It has been the most wonderful home to us as a family and there are so few things I see negatively about it – even the road fades into insignificance because other aspects are so delightful. We have hosted some fantastic parties here and like all really good things, I'm just so happy to have experienced it and been able to offer it to our children. The only reason we are leaving is because we hope to move abroad to broaden our children's education. It will be a wrench and we look forward to finding someone who can love it as much as we do."

The Garden

"I love to shut the gate and let my children and pets roam free; because the house sits in the middle of the garden and drive, I know my children can pretty much always be seen. It's fab to do the dishes while watching them on the climbing frame. We have spent the last couple of years working out which plants will flourish in various parts of the garden and have introduced many perennials and bulbs which are a delight every year. We have also dug a tiny pond in our vegetable patch – frogs are great at eating snails and slugs! The Wisteria is heavenly – one like it cannot be bought, and only time and nurture can give you something so glorious. It is a magical space for young children and we have lived an idyllic life while our boys went from being toddlers to primary school age. It still provides a wonderful space for football and trampoline, hide and seek and many, many more activities. Not to mention that our dog and cat are permanently entertained by what is in the field. On a sunny day it is bliss. The studio is fully equipped with electricity and internet wiring so can be used as a home office – it's great to get out of the house to work."

Out and Around

"Its location is brilliant," the owners said. "Fifteen minutes to our weekly walk on Wells beach with the dog, twenty to Burnham Ovary and boating etc., as well as a fifteen-minute drive to Holt for school. Not to mention a quick trip to Fakenham for the choice of three supermarkets and a weekly market, a quirky cinema and the golf course."

"A twenty-five-minute drive to King's Lynn train station means that London is under three hours door to door. And it's a really easy drive into Norwich, and relatively easy access to Swaffham and then motorways. Sculthorpe Mill has the best beer garden in Norfolk as far as I'm concerned."

The village of Sculthorpe is located in unspoilt rural North Norfolk approximately ten miles from the beautiful heritage coast and the sandy beach of Holkham, which is designated an Area of Outstanding Natural Beauty. The area also offers a wealth of historic houses, including Houghton Hall, Sandringham Hall and Holkham Hall. As regards popular local activities, the coastline offers sailing at Brancaster Staithe, Burnham Overy Staithe, Morston and Blakeney, bird watching at a number of reserves in the area including Cley, Titchwell and Scolt Head, and seal trips at Morston and Blakeney.











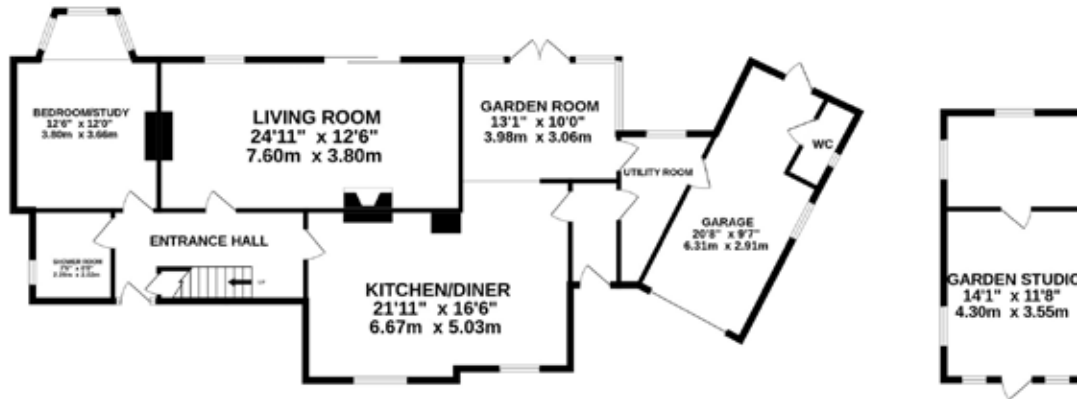




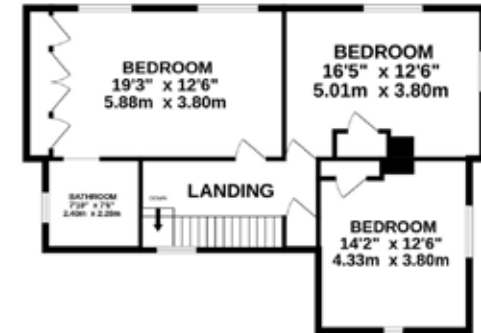




GROUND FLOOR
1639 sq.ft. (152.3 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 2526sq.ft. (234.7 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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On Your Doorstep...

Sculthorpe sits on the outskirts of the market town of Fakenham and is on the way to South Creake and the North Norfolk Coastline. Loved by locals because of its rural village feel but with a wealth of amenities close at hand. The village itself offers two public houses, there is a popular Nature Reserve and the Hawk and Owl Trust and it has its own Primary School. Public transportation is available and there is a great range of amenities in nearby Fakenham.

How Far Is It To?...

Sculthorpe lies north-west of Fakenham, approximately within 3 miles. The hugely popular village of Burnham Market is within 10 miles and the coastal village of Blakeney is approximately 16 miles. Sculthorpe is found just off the A148 which provides convenient access to the North Norfolk villages and towns. The centre of the historic city of Norwich is within 28 miles and Kings Lynn is approximately 20 miles. Norwich has an International Airport with flights to many destinations. Train services can be found in both Norwich and Kings Lynn.

Services and District Council

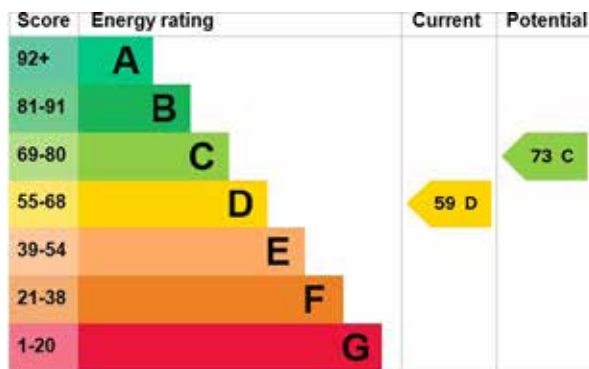
OFCH, Mains - Water & Drainage
 North Norfolk District Council
 Council Tax Band E

Tenure

Freehold



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