



Longreach
15 High Street | Tittleshall | Norfolk | PE32 2PJ

PRETTY VICTORIAN



With a setting in the heart of the rural village of Tittleshall, this beautifully presented semi-detached Victorian home boasts a two-hundred-foot established garden to the rear which backs onto open fields.

Offering flexible living space with a host of thoughtful improvements, it is the perfect property for those seeking a welcoming family residence in a thriving Norfolk community.



KEY FEATURES

- A Semi-Detached Victorian House with Character Features situated in the Village of Tittleshall
- Three Double Bedrooms and Two Bathrooms
- Generous Open-Plan Living/Dining Room with Stunning Reclaimed Arts & Crafts Fireplace
- Kitchen and Large Conservatory
- Generous South-Facing Garden with Terrace and Lawns
- Ample Off-Road Parking
- The Accommodation extends to 1,262sq.ft
- Energy Rating: TBA as Expired

Just six miles from the nearby market town of Fakenham and within a thirty-minute drive of the beautiful North Norfolk coast, the property is ideally located to make the most of everything the county has to offer while being accessible for mainline rail links in King's Lynn and Norwich.

A Labour of Love

The property has been sympathetically and lovingly restored by the current owners, who have gone to great lengths to reinstate a range of period features to the house. When asked what first attracted them to it, they replied, "The huge rooms and large plot with a two hundred foot south facing garden which isn't overlooked were a huge draw for us. But we also saw an opportunity to put our own stamp on it as all the original Victorian features had been taken out, which gave us the chance to reinstate them, from the fireplace and skirting and dado rails to period colours and features." Of particular note is the striking reclaimed original cast iron Arts & Crafts fireplace with a granite hearth, which serves as the main focal point of the spacious living/dining room.





KEY FEATURES

So Many Improvements

Tittleshall is a village with deep historical roots, mentioned in the Domesday Book and home to St Mary's Church, which dates from the 14th century. Of traditional Victorian design and construction, the property itself began life as a 'Holkham House', the last owner being born in the property which was previously owned by his grandmother, and which covers the best part of the last seventy years. "We have owned it for nearly eleven years and have spent around an estimated seventy-five thousand pounds on improving it, including new roof boards and tiles, a new boiler, two new bathrooms, and a new staircase and handrails," the owners explained. "We also had the ground floor replastered throughout, removing the Artex, and had the living room/dining room opened up. As well as the new dado and skirting, we refurbished the kitchen with tiling worktops, and laid new carpet and flooring throughout the whole house."

Favourite Spaces

Asked about their favourite rooms, the owners replied, "We designed a feature bathroom with a bath looking straight down the garden, and we love the open fire in the winter. We also love the large entertaining space that the lounge diner provides. And our main bedroom is huge and fits our superking bed with loads of space to spare."

The Garden

The south-facing garden is a highlight of the property, with space for children to play and a sunny patio area which is perfect for summer barbecues. "The patio is a sun trap perfect for drinks with friends." The garden also includes a central lawn with planted shrub borders, various planted flower beds, a wildlife pond and a large metal storage shed. "We stripped the garden of a lot of greenery to allow us to create more of a period garden with large borders of colourful shrubs and a rose garden surrounding the patio," the owners commented. "We also planted over four-hundred spring bulbs so that they come out in sequence through the year." And they also ensured that the garden is a haven for wildlife. "We have bee and butterfly friendly planting all over along with fruit trees, and our pond is full of irises, bullrushes and pond weed. We have newts, frogs, toads and dragonflies in abundance and we have foxes, bats, hedgehogs, pheasants, and a wide variety of birds which we feed through the winter months."





























INFORMATION



On The Doorstep

Tittleshall is a picturesque village surrounded by rolling farmland and ancient woodland. The village has a village hall, as well as a network of footpaths for walking and cycling. "There are regular village events from boot sales, tea parties, a pop-up pub once a month, an annual dog show, and a summer fete," the owners said, discussing the very active local community which also hosts a gardening club, and history group. "Litcham which is only 2 miles away has a shop, post office, pub, doctors, deli, fish and chip shop and a really good school of which is in our catchment." The nearby market town of Fakenham (just over 6 miles by road) offers several supermarkets, a variety of shops, a weekly market, cinema, and medical facilities. The coast at Wells-next-the-Sea is just 15 miles away, and the area is dotted with excellent country pubs, including The Brisley Bell and The Dabbling Duck at Great Massingham.

How Far Is It To?

The property is ideally placed for both local amenities and wider connections. In addition to Fakenham, Swaffham is just over 10 miles by car in the opposite direction and offers a wide range of amenities. King's Lynn (with mainline rail links to Cambridge and London) is approximately 19 miles away, and Norwich is around 26 miles to the southeast. The North Norfolk coast, including Wells-next-the-Sea and Holkham Hall, can be reached in under 30 minutes. Houghton Hall and Sandringham Estate are both within easy reach for days out, and there are excellent walking and cycling routes on the doorstep.

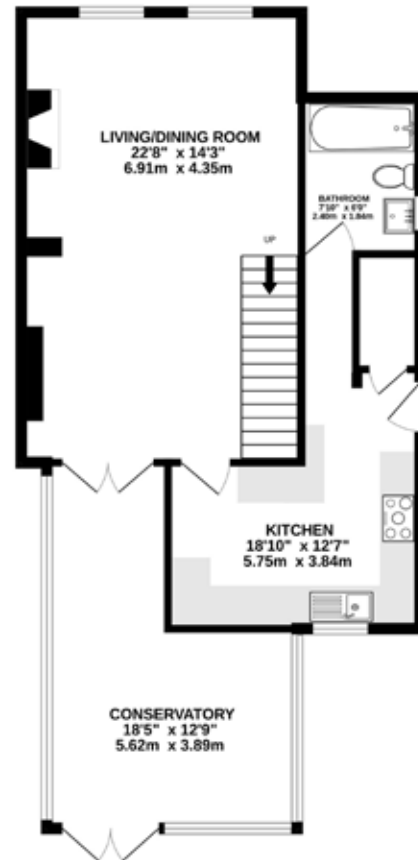
Directions

From Fakenham, take Hempton Road and continue straight onto Dereham Road and Hempton Green Road, then continue south towards Tittleshall for five miles. Once in the village of Tittleshall, continue on Fakenham Road and then take a sharp left on High Street. A1065 heading south towards Swaffham. After a short distance, the property is located on the right, as indicated by the Fine & Country For Sale sign.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - FTTC - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band C
Freehold

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 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.
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