



The Old Crown
15 Fakenham Road | Great Ryburgh | Norfolk | NR21 7AW

VILLAGE LIFE PERFECTED



Combining centuries-old authenticity with sensitive and contemporary updates, the property is a unique four-bedroom detached home in the heart of Great Ryburgh. This historic former inn is brimming with period features such as a vast inglenook fireplace and offers versatile living space, a Mediterranean courtyard garden, a 2.5-acre paddock and direct access to bridleways and village amenities.



KEY FEATURES

- A Detached Period Home in the Village of Great Ryburgh
- Four Bedrooms including Family Bath/Shower Room
- Open Plan Kitchen-Dining Room with Separate Utility Room and Ground Floor WC
- Expansive Living Room with Dual Bay Windows
- Period Features include Inglenook Fireplace with Wood Burner, Original Tiles and Exposed Oak Beams
- Grounds include a 2.5 acre Paddock with Orchard, Poly Tunnel and Raised Beds
- Mediterranean Courtyard-Style Gardens and Store Room
- Direct Bridleway Access
- Two Allocated Parking Spaces
- The Accommodation extends to 2,179sq.ft
- Energy Rating: D

With rural views, outstanding flexibility and a welcoming community on the doorstep, this property is a compelling invitation to enjoy the best of Norfolk country life.

Instant Attraction

"We first moved into The Old Crown in 2012," the current owners explained. "We were looking for a property roughly equidistant from Norwich where we both worked and the coast where we could have the best of both worlds. The village was a huge attraction with the shop, post office, pub, local primary school and nursery, and a lively community not found in many villages any longer." Additionally, the owners have two horses and knew that the area offered great hacking.

Rich History

First opening its doors as a village inn in 1789, The Old Crown is woven into the fabric of Great Ryburgh. "It was a hugely popular pub in its day," the owners said. The building is of Holkham grey and Norfolk red brick construction and retains outstanding original details, including a remarkable inglenook hearth, exposed beams and the original tiled flooring. "We believe at one point it belonged to the Coleman family, having been mentioned on an episode of 'Who Do You Think You Are' with Olivia Coleman." Today, its heritage is evident throughout, with historic character seamlessly adapted to modern family living.

Improvements

After acquiring property, the current owners began an extensive transformation to create their dream family home. They upgraded all the plumbing and heating (with the introduction of a wood burner too), fitted double glazed sash windows, and designed a new, large family bathroom.





KEY FEATURES

The ground floor was opened up to create a light-filled kitchen-dining area, an even more spacious living room, and a highly functional utility room which opens straight to the garden. A Mediterranean courtyard style suntrap and mature plantings complete the appeal for those looking for real atmosphere and space. In 2020, the Coach House was purchased and an extension added, so it now features a stunning dining area with exposed oak beams and a further bedroom. This detached property, which is located behind the Old Crown, is available under a separate listing.

Favourite Spaces

Light and volume take centre stage in the owners' favourite space in the property: "I love the kitchen dining area with its practical square shape, high ceiling and triple aspect windows where the light just floods in." The enormous living room offers multiple zones for gathering, fireside evenings or quiet contemplation. The utility/boot room provides seamless access after countryside walks or working in the garden.

The Garden

With all the work they have undertaken to the house, the owners did not stop there. "Outside, we dug up the previous rear driveway and created a suntrap Mediterranean courtyard style garden with a lawned area, roses, lavender, a grape vine, and fig and olive trees," they said. And, conveniently, there is off-street parking for several vehicles on the shingled drive to the side of the property.

The Paddock

Beyond the walled courtyard, lawn and terraces, the property quite exceptionally for a town residence enjoys a 2.5-acre paddock providing ample space for equestrian or recreational use, all set amidst a thriving, wildlife-friendly environment. It is accessed via a lane from Fakenham Road. "The paddock is bordered by ancient hedging and large trees. We have planted a mix of apple, pear, plum, cherry and greengage." In addition, there is a large polytunnel and raised vegetable beds. "The paddock borders the village wildlife area and is frequently visited by hedgehogs, tawny owls, buzzards and red kites."

On Leaving

For the owners, departure will be bittersweet: "We'll most miss the warm friendly village community and our huge fireplace," they said, underscoring the unique sense of welcome, belonging and daily delight in their favourite spaces.





























INFORMATION



On The Doorstep

Great Ryburgh offers an enviable combination of community and convenience, with a well-stocked village store with fresh produce, a post office, a fish and chip shop as well as an award-winning butchers, a popular pub, and a primary school and nursery. "We have a large network of lovely walks through open countryside and woodland, and several bridleways offer off-road hacking from the property's field gate," the owners said. In addition to the many walking paths located around Great Ryburgh, and circular cycle routes that avoid the main roads, the river Wensum passes by the village and can be navigated in a kayak. Their favourite destinations to visit with their children include Pensthorpe Nature Park, which is 5 minutes by car and, for days out on the coast, both Wells-next-the-Sea and Holkham Beach which are around 20 minutes by road. The nearby market town of Fakenham offers a range of shops and supermarkets, a weekly market, cinema and also Fakenham Racecourse with regular meetings.

How Far Is It To?

The property lies just 4.2 miles south-east of Fakenham, while Holkham Beach and Wells-next-the-Sea on the North Norfolk coast are about 25 miles by car, making them perfect for weekend escapes. The Sandringham Estate can be accessed in around 30 minutes by car. Norwich is approximately a 40-minute drive, bringing city shopping, culture, mainline rail and air connections easily within reach. The historic port and market town of King's Lynn is about 25 minutes by road with a variety of shops, supermarkets and a regular train service to Cambridge and London Kings Cross.

Directions

Leaving Fakenham, head east on the A1067 Norwich Road. After roughly 2.9 miles, turn right onto Bridge Road at the sign for Great Ryburgh. On entering the village, turn right into Station Road, then continue onto Fakenham Road. The Old Crown is on the left shortly after the village shop and post office, clearly identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

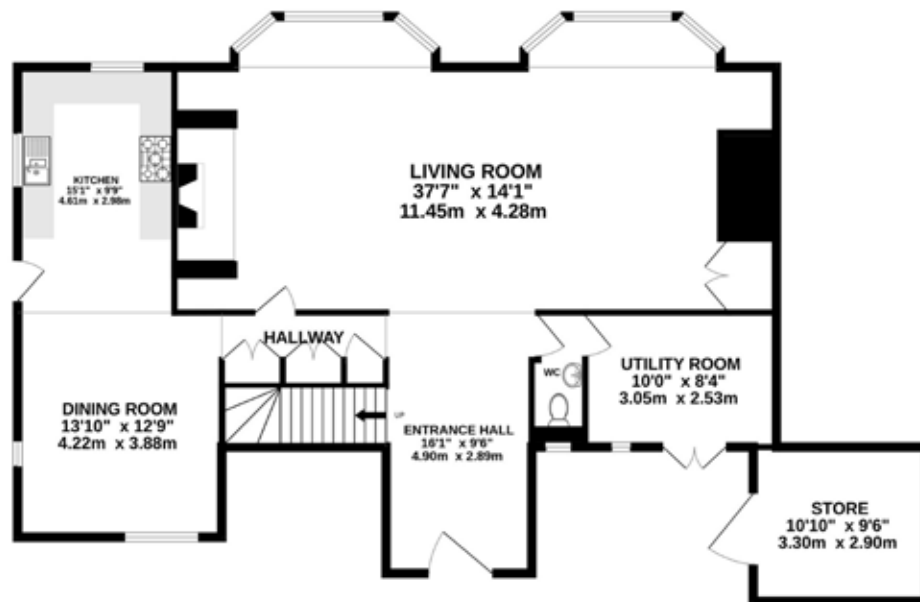
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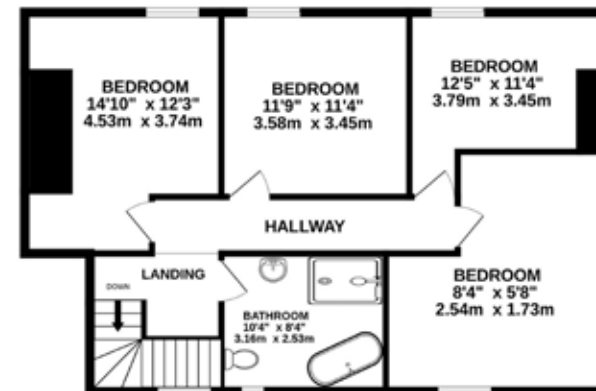
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GROUND FLOOR
1388 sq.ft. (128.9 sq.m.) approx.

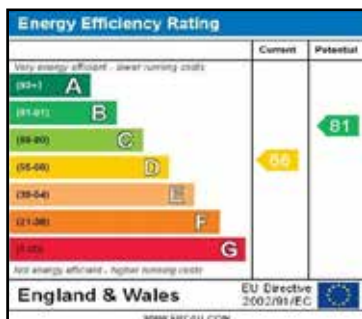


1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.5 sq.m.) approx.

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