



The Coach House
15 Fakenham Road | Great Ryburgh | Norfolk | NR21 7AW

VILLAGE RETREAT



Nestled in the desirable heart of Great Ryburgh, this property is a blend of village heritage and contemporary comfort, which has proved to be a very popular and successful holiday let in recent years.

Sympathetically extended by the current owners, this attractive three-bedroom home boasts an impressive open-plan kitchen-dining-living space with striking oak beams, wonderful bifold doors and a high-ceilinged, light-filled aspect.



KEY FEATURES

- A Detached, Extended Former Stables situated in the Village of Great Ryburgh
- Three Bedrooms including Ground Floor Double Bedroom
- First Floor Shower Room and Ground Floor Bathroom
- Kitchen and Separate Utility Room
- Open Plan to the Kitchen is the Living Room and Dining Room with Exposed Oak Beams and Bi-Fold Doors
- Mediterranean Courtyard Garden with Pergola, Mature Wisteria and Honeysuckle
- Fully Paved Outdoor Entertaining Area and Raised Beds Stocked with Seasonal Planting
- Successful Track Record as a Holiday Rental Property
- Private Parking for Two Cars
- The Accommodation extends to 1,228sq.ft
- Energy Rating: C

A thoughtfully designed, highly accessible layout with a paved Mediterranean courtyard garden which provides excellent flexibility for family living and the facility to cater for those with mobility needs. The Coach House represents a fantastic opportunity for buyers seeking a property with holiday let potential or a welcoming home with a sociable layout and abundant light – with the bonus of a thriving Norfolk village right on the doorstep.

Immediate Appeal

The present owners were looking for a property roughly equidistant from Norwich where they both worked and the coast, so giving them the best of both worlds. “The village of Great Ryburgh was a huge attraction with the shop, post office, pub, local primary school and nursery and a lively community not found in many villages anymore,” they explained. They bought a former pub called The Old Crown, in 2012 which they began to renovate into the wonderful family home it is today.

Subsequently, when The Coach House came up for sale in 2020, they purchased it. In past years the building had served as stables for the dray horses for the neighbouring pub they were living in. When they acquired it, The Coach House had been converted into a two-bedroom property but they further expanded the living space by creating a large ground floor extension. This provided the property with a large dining area and an additional bedroom, with the wonderful feature of the exposed oak beams.





KEY FEATURES

Amazing Layout

What sets The Coach House apart is its outstanding open plan living and dining space centred around the extension, which merges the kitchen, sitting and eating areas beneath a soaring ceiling. The owners highlight both the all-season light and the practicality: "The new extension brings in floods of light to the kitchen dining area. There are bifold doors opening into the courtyard garden and exposed oak beams." The adaptability of the ground floor, with accessible bathroom and easy-flow layout, adds rare versatility for family and multi-generational living.

Favourite Spaces

The owners' favourite room is the kitchen dining area. "With its high ceiling, exposed beams and bifold doors, the light floods in," they said. This central room is an inspiring place for everyday living as well as entertaining. The seamless link between inside and outside is perfect on sunny days, while the ground floor layout is praised for being "highly accessible for those with mobility difficulties, with the main bathroom situated downstairs, open plan style kitchen, dining and sitting room area and a paved courtyard garden with raised beds."

The Outside

The paved Mediterranean courtyard garden offers a private oasis, shaded by a mature wisteria and honeysuckle climbing over a pergola. Raised beds are imaginatively stocked with roses, lilacs and a host of spring bulbs, providing seasonal colour in a tranquil retreat. Completely enclosed and gently planted, the garden combines beauty, low maintenance and practical accessibility, making it ideal for relaxing or entertaining outdoors.

What Sets It Apart

Reflecting on what has made The Coach House so special, both from the perspective of a wonderful self-contained living space and a thriving holiday let, the owners said, "In a nutshell, the sun streaming in through the skylights and the warm friendly village community," so highlighting the unique combination of neighbourly spirit and abundant natural light that defines this property.





















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," 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.

Pensthorpe Nature Park is five minutes away and day trips to Wells-next-the-Sea or Holkham Beach are easy by car. Fakenham, just over four miles away, provides a broad selection of shops, supermarkets, a weekly market, cinema and regular meetings at its renowned racecourse.

How Far Is It To?

The Coach House is conveniently situated just over four miles south-east of Fakenham, ideal for access to supermarkets, weekly markets and entertainment. Holkham Beach and Wells-next-the-Sea are roughly 25 miles away for regular coastal escapes, and the Sandringham Estate can be reached in about 30 minutes by car. Norwich, with its comprehensive shopping, cultural venues, and rail and air links, is approximately 40 minutes' drive. King's Lynn, about 25 minutes away, offers further shopping and a mainline train station with regular services to Cambridge and London Kings Cross. The immediate area is well served for local amenities, schools, clubs, and convenient road networks.

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. Shortly after the village shop and post office, The Coach House is on the left and set back from the road behind The Old Crown property.

Services, District Council and Tenure

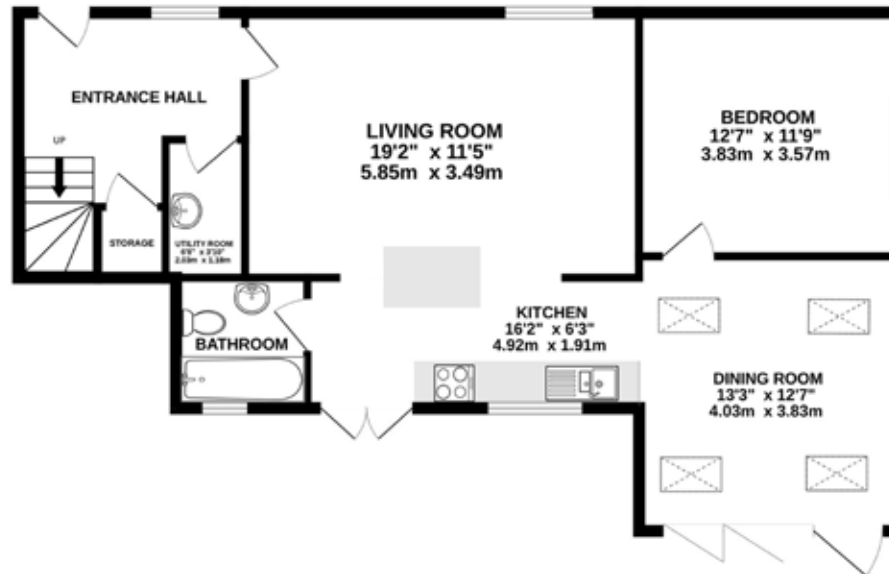
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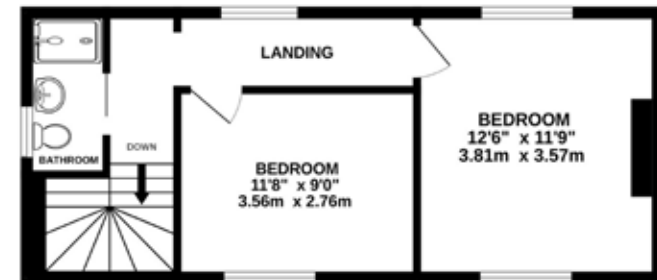
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GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.

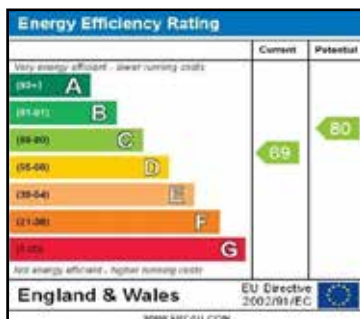


1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 sq.m.) approx.

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