



The Old Shop
40 The Street | Sporle | Norfolk | PE32 2DR

 FINE & COUNTRY

VILLAGE NEWS



Nestled in the heart of picturesque Sporle, this detached period cottage offers a perfect blend of historic character and modern comforts, transformed by its devoted owners over almost three decades into a welcoming family home.

With its lime-rendered facade, twin reception rooms to the front with open fires and wood burners, a spacious kitchen-dining room with views of the delightful garden, the property exudes timeless appeal for those seeking village life with easy access to Norfolk's finest attractions.



KEY FEATURES

- A Detached Period Cottage, a Former Shop in the Village of Sporle
- Three Double Bedrooms and Refurbished Bathroom
- Two Reception Rooms and a Study
- Open-Plan Kitchen/Dining Area, Utility Room and Ground Floor WC
- Enclosed Rear Garden with Terrace, Fruit Trees, Raised Beds, Shed, Garage and Greenhouse
- Off-Road Parking on Shingled Drive via Gated Entrance
- The Accommodation extends to 1,472 Sq. Ft.
- Energy Rating: E

This cherished home presents a rare opportunity to embrace authentic Norfolk village living, complete with thoughtful enhancements and a prime position just moments away from local amenities.

One Summer's Night

The present owners bought the property in January 1997. "We came to view one summer's evening. For one of us it was the back of the property that sold it, plus the vision of how it would look once we had converted the shop part into a living room, snug and study/office."

A Rich History

Dating to around the 1780s with possible earlier elements, this cottage appears on an 1805 village map from the Battle of Trafalgar era. Previously a fish and chip shop and latterly a newspaper shop until 1996, it sits directly on the village footpath, retaining exposed timbers and original fireplaces. "It is probable that an original property sat on the site to the North end, perpendicular to the street. This would account for the thickened pillar on the north west corner and the back filled cellar underneath the living room," the owners noted.

A Labour Of Love

Since purchasing the property, the owners have completely transformed the former newspaper shop into welcoming living spaces. "The rear of the shop became a snug and the stock room a study/office," they explained, discussing how one of them used it to run their business for more than a decade. With a rebuilt fireplace, the living room chimney was opened out and a new surround created, while the dining room gained a log burner in place of a Parkray fire; its quarry tiled floor was re-laid during a full revamp, alongside installation of an oil-fired boiler. The original kitchen became a utility area, with the dining area repurposed as kitchen space. In 2022, this evolved further: "The whole area including the old snug has been knocked into a kitchen/dining/sitting area, with the back door moved and an old rear porch removed. We also installed patio doors to connect the house to the garden as there was no real connection." All windows, doors and the downstairs cloakroom were replaced at the same time, creating "An altogether more pleasant living area".





KEY FEATURES

The bathroom received a full 2017 refurbishment – its first major update since purchase beyond a new shower – while 2024 saw the Portland cement front render stripped for breathable lime rendering over extensively repaired original red brickwork. "We always knew that one day we needed to do what this 1780s cottage needed."

Unique Home

Its thoughtful layout, abundant natural light from new PVC double glazing and serene yet connected atmosphere distinguish it as a true village gem. Stepping through the composite front door into the welcoming entrance lobby, pannents underfoot and a staircase rising ahead set a cosy tone, with an understairs cupboard for practical storage. To one side lies the inviting sitting/dining room, its original quarry tiles gleaming and a wood burner housed in a brick inglenook, perfect for gatherings, flowing seamlessly into the generous sitting room where an open brick fireplace commands attention amid two windows flooding the space with light. An archway leads to further flexible reception areas including a snug-like space and handy office with Velux for natural brightness, before reaching the heart of the home: the light-filled open-plan kitchen-dining-sitting area boasting fitted units, ample workspace, integrated appliances and French doors to the garden; adjacent utility, inner lobby with boiler, cloakroom and rear access complete this versatile ground floor. Upstairs, three double bedrooms with exposed timbers enjoy pleasant outlooks, served by a family bathroom with bath, shower and airing cupboard.

The Outside

The shingled drive via a private side road (with access rights) leads through large bespoke hardwood gates set on brick pillars to ample off-road parking directly at the rear. Steps rise from here to an enclosed rear garden, mainly laid to lawn with flower borders, paved patio under the silver birch, outside tap, water butt, lighting and storm canopy over the rear lobby door. In the early noughties, "the opportunity arose to buy the land behind the existing garden so extending to double the original area. This allowed us to make a proper sitting out patio under the shade of the silver birch," the owners said. They planted the beech hedge at the rear, created four raised vegetable beds, and espaliered productive apple and pear trees along the south-facing old flint boundary wall (the opposite side fenced). Practical additions include the 2007 timber shed, 2017 garage replacing the old asbestos structure and an adjacent greenhouse. Sporle's valley setting draws abundant birdlife: "We always look forward to the coming of the swifts with a shout of 'they're back' when seen or heard for the first time. We have put up a couple of swift boxes in 2024, but have yet to have any takers!"

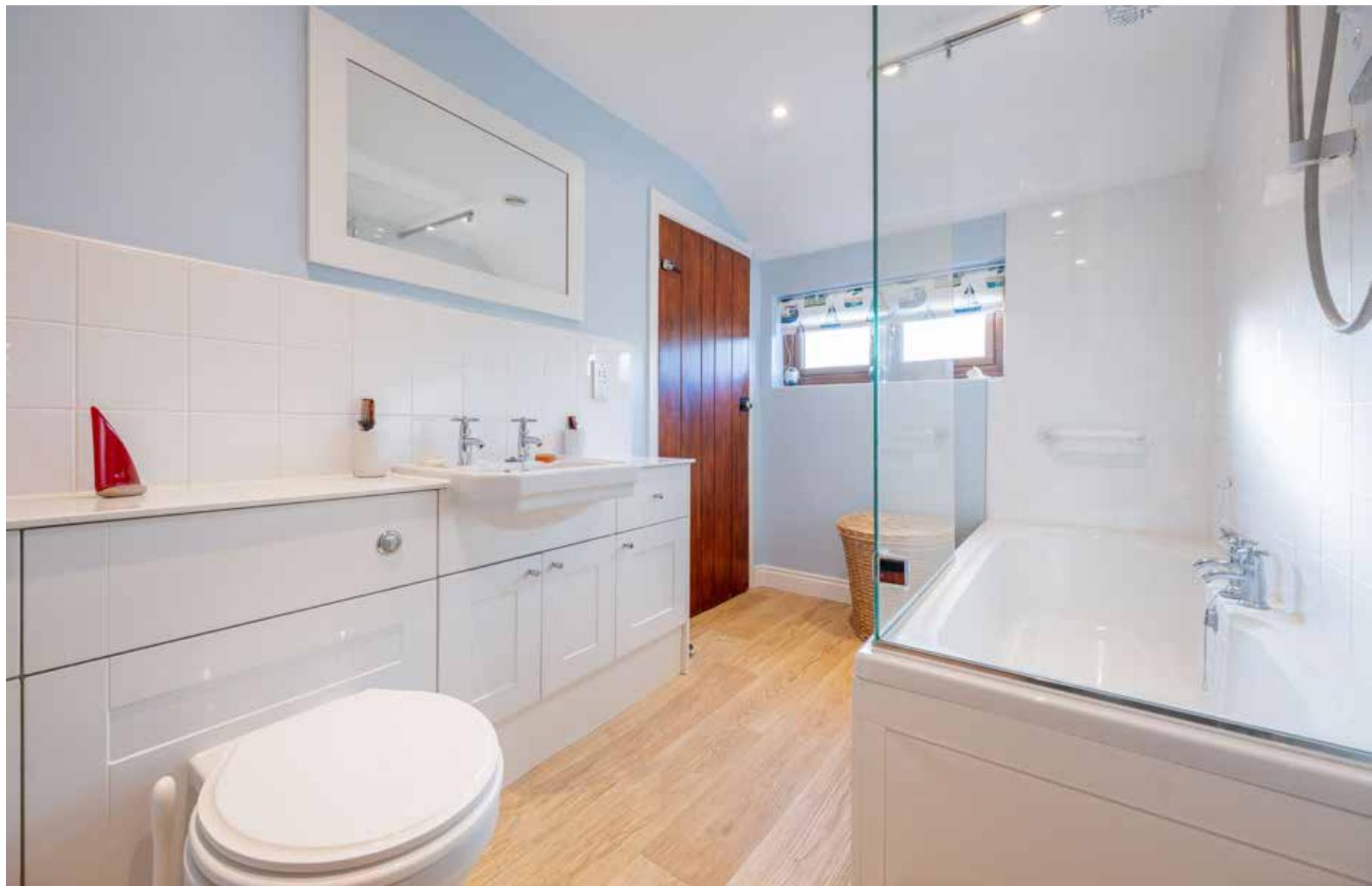
























INFORMATION



On The Doorstep

In a quiet valley yet moments from village life, Sporle with Palgrave (with a population around 1,000) offers something for all generations with its pre-school and primary school, active community centre hosting clubs, events and book groups, playing field, St Mary's Grade I-listed church (Nelson's Father, Edmund Nelson, once served here as curate/vicar) and extensive footpaths linking to the Peddars Way long-distance trail. The essential village shop and "Three Ways Post Office" meets daily needs. Nearby Oxburgh Estate is an exceptional destination offering a romantic moated Tudor manor, French parterre gardens, kitchen garden, woodland walks, parkland, tea-room, second-hand bookshop and family events including snowdrop trails. "It is the long landscape views from up behind the church or along the Peddars Way, plus superb walking and cycling. Castle Acre and the Nar Valley lie just over the hill, with Swaffham only 2 miles away and its Georgian marketplace," the owners commented when asked what they love about the area.

How Far Is It To?

Swaffham town centre lies approximately 4 miles away, roughly 8 minutes' drive, with an Excel bus service to Norwich. The nearest mainline railway station is at Downham Market, 30 minutes away, with services to Kings Lynn and London Kings Cross via Cambridge. The North Norfolk Coast at Hunstanton is about 30 miles distant, around 45 minutes by car. Sandringham Estate is some 18 miles to the northwest, approximately 30 minutes' drive. Norwich city centre with a wide range of cultural activities and choice of shops is around 28 miles east, taking about 55 minutes by car.

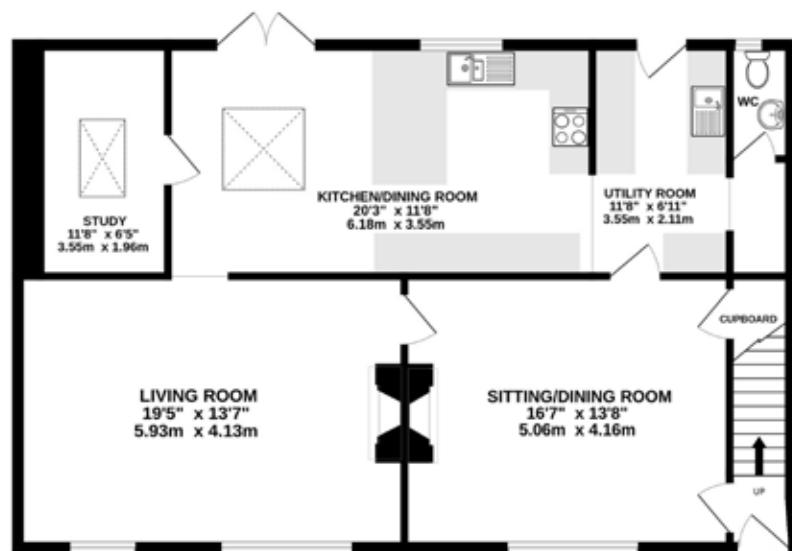
Directions

Leave Fakenham on the A1065 southbound towards Swaffham. Continue for approximately 10 miles through Hempton, East Rayham and Weasenham, then turn left into Castle Acre Road at the sign for the George & Dragon pub and restaurant. Continue until taking a right into Ruckold's Lane and then straight into Newton Road and onto The Street, proceeding into the village. The property will be found on the left handside.

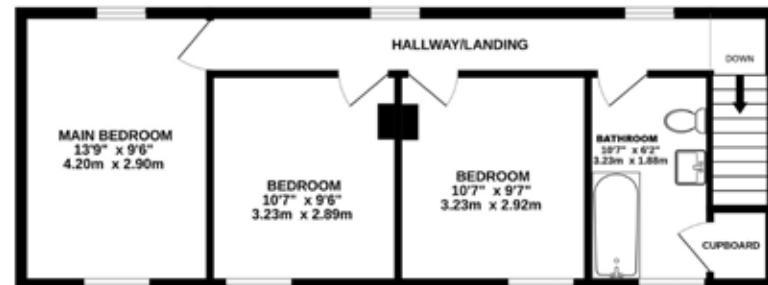
Services, District Council and Tenure

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Cable Broadband Available - 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 B
Freehold

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1472 sq.ft. (136.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs.		
(A) A		
(B) B		
(C) C		72
(D) D	54	
(E) E		
(F) F		
(G) G		
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1 Bridge Street, Fakenham, NR21 9AG

01328 854190 | fakenham@fineandcountry.com

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