



THE STORY OF

# Pine House

*Fakenham, Norfolk*

SOWERBYS



# S Pine House

Heath Way, Fakenham,  
NR21 8LW

Beautifully Located, Detached House  
with No Onward Chain

Pretty Driveway Access

Three Reception Rooms, Study, and  
Kitchen/Breakfast Room

Principal Bedroom with En-Suite, Plus  
Four Further Double Bedrooms

Travelling through the heart of the north Norfolk landscape to the market town of Fakenham, tucked away on a private drive, stands Pine House.

The house has been a permanent home to its previous occupants for many years. During this time they enjoyed the house and garden. The drive opens up to generous parking and an attached double garage, with access to both sides of the property. The beauty of this location is its view over the Pensthorpe conservation woodland.

The accommodation is spacious, offering a wealth of potential for modernisation and change. For buyers looking to work remotely there is space to do so and with some careful planning, multi-

generational living could be achieved.

The garden wraps around the plot and has a variety of mature planting, plus a summer house, which once provided sanctuary, overlooking the rear garden. There is space on either side of the house for boat or caravan storage.

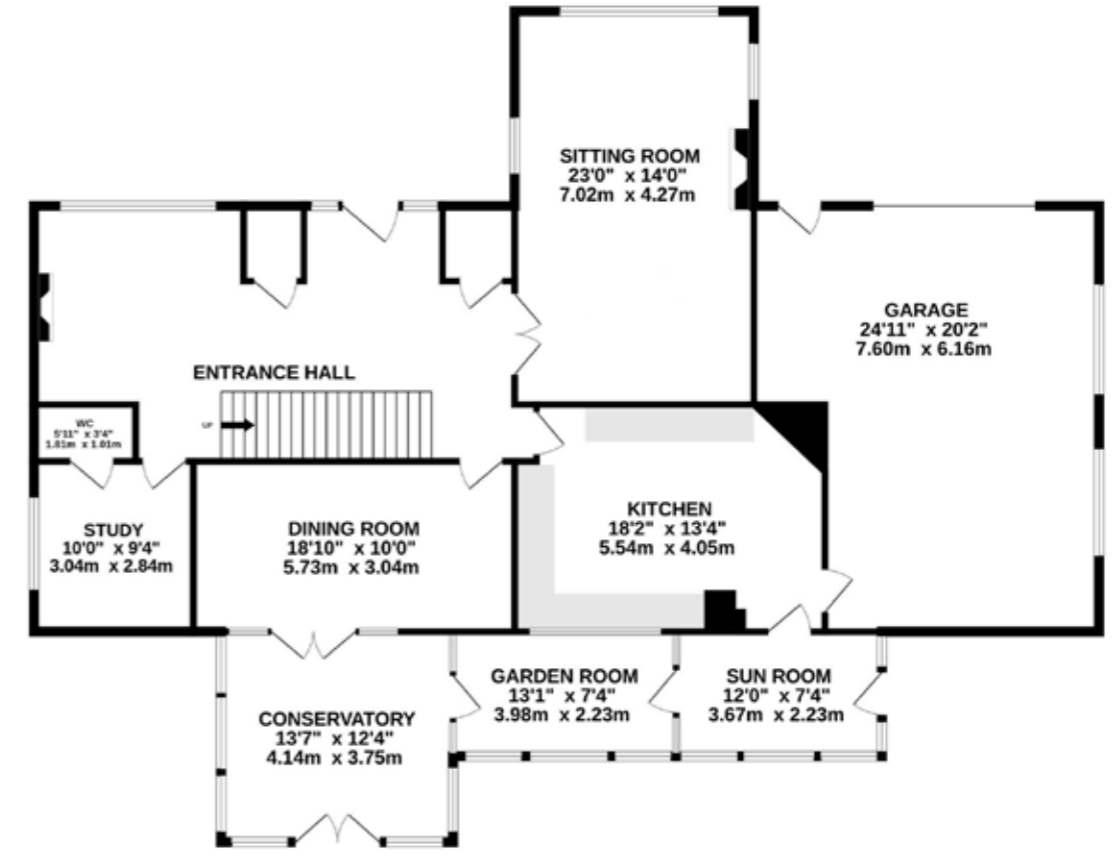
This house has been the scene of much enjoyment over the years and would benefit greatly from a family making it home with its five bedrooms.

Access to the north Norfolk coast is another benefit of its location. The next custodian will not have a problem creating new memories in what has to be said is a rare opportunity to acquire such a delightful home.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Fakenham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea,

Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set

in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

From grand homes and character cottages to quality new-build houses, Fakenham has an excellent choice of property for all budgets, and on the outskirts of town there are plenty of period properties set on large plots for those looking for a little more space.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.

A brilliant location, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, Fakenham is enjoying a renaissance and offers a superb place to call home.



Note from Sowerbys



The Summer House

“...plus a summer house, which once provided sanctuary, overlooking the rear garden.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY RATING

E. Ref:- 4737-0924-8200-0460-5222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///examples.cone.relocate

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