



THE STORY OF  
**Prospect House**  
*Fakenham, Norfolk*

**SOWERBYS**



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THE STORY OF

# Prospect House

21 Norwich Road, Fakenham,  
Norfolk, NR21 8AU

Grade II Listed Georgian Town House

Close to Town Centre

Semi-Detached Five Bedroom Property

Quarry Limestone Flooring

Modern Kitchen with Timeless Aga

Minstrels' Gallery Landing

Courtyard and Lawn Gardens

Private and Secure Walled Garden

**SOWERBYS FAKENHAM OFFICE**

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“...welcomed by a myriad of traditional features throughout.”

Prospect House offers timeless elegance. With an eye-catching Georgian frontage, timber-framed sash windows, and a range of period fireplaces, this cherished family home really is something special.

Believed to have originally been one building, and later separated to form two dwellings, Prospect House in its current form can be found just a short stroll from Fakenham town centre. Approached through a cast-iron gate and railings, it is bordered by a sympathetically designed front garden.

From the moment you step through the door, it is no surprise to be welcomed by a myriad of traditional features throughout. In the time which the current owners have lived here, they have brought the property into the 21st Century

while being acutely mindful of the building's heritage and Grade II listing.

The ground floor accommodation offers several reception spaces, one favoured by the current owners is the dining room; with recently installed patio doors leading to the courtyard, and a wood-burning stove to accompany cosy family gatherings. Other benefits include quarry limestone tiles, a locally sourced kitchen benefiting from an AGA stove, and a useful utility room.

Across the first and second floors, five bedrooms can be found, some of which with en-suites and a large family bathroom. From the top floor, and stood at the window overlooking the southerly aspect, you can take in far-reaching views across the town and afar.









Predominantly, the main gardens are to the rear of the property. With a walled courtyard directly accessed from the dining room and kitchen, this space lends itself perfectly to al fresco dining. Adding to the courtyard are two handy brick-built outbuildings, currently used for garden storage. Beyond the courtyard, through a secure iron gate, is a lawn garden - bordered by a wall and mature hedging, this space is open and private.



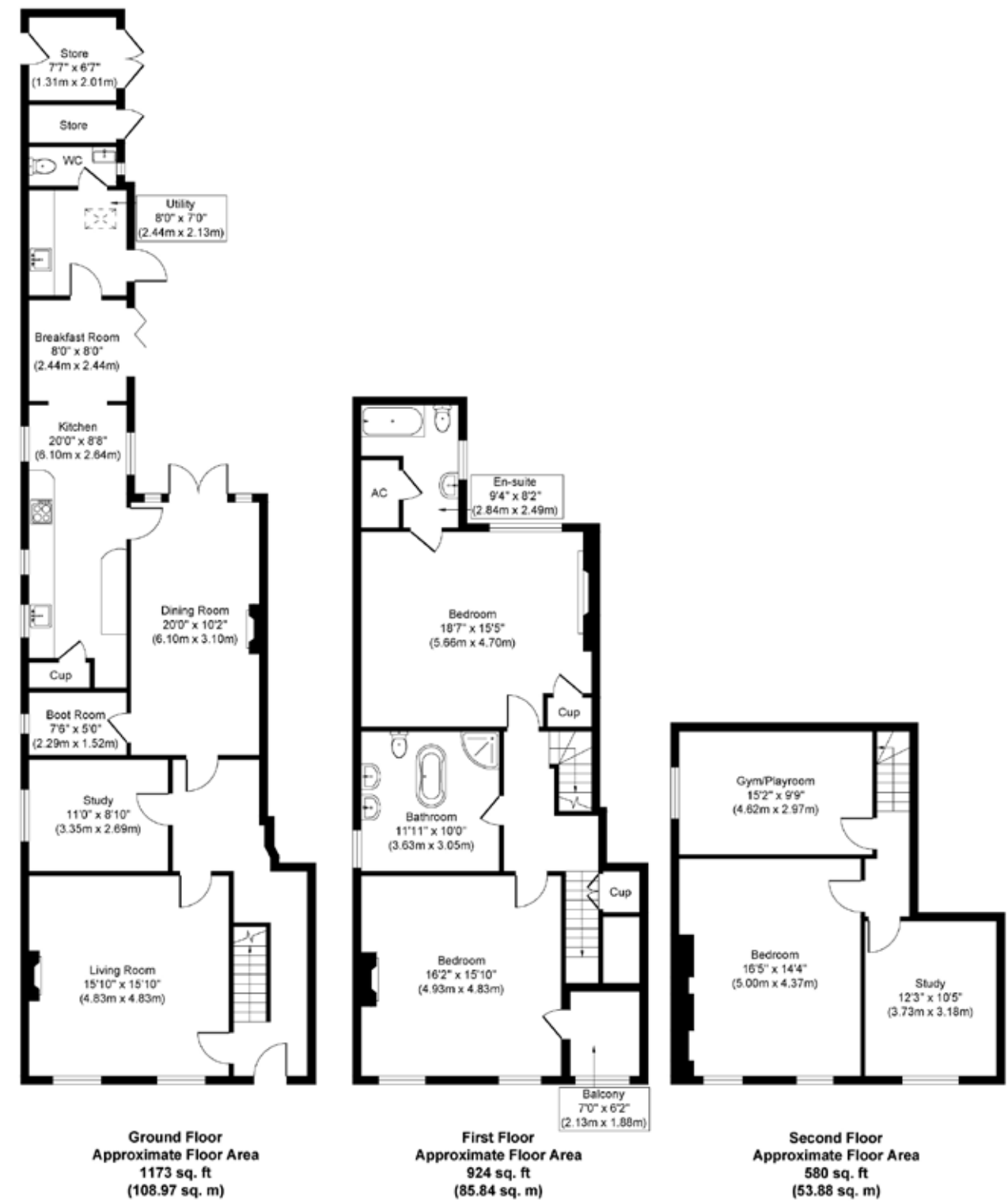
“...through a secure iron gate, is a lawn garden - bordered by a wall and mature hedging...”

To the rear of the property is a generously sized driveway accessed from Holt Road and provides space to park multiple vehicles.

For those looking to embrace the hustle and bustle of life in a vibrant market town, whilst being able to retreat from the busyness of everyday life, Prospect House might be just for you.







SOWERBYS — a new home is just the beginning

“Only minutes from the hustle and bustle of Fakenham, this property is a hidden gem. Featuring period features and an abundance of space, this home caters for any size family.”

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.

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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



“This property is in an ideal location, walking distance to the bustling town of Fakenham with everything at your doorstep.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

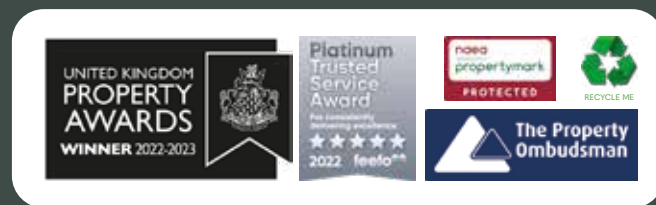
Freehold.

## LOCATION

What3words: ///clotting.rips.friend

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