



THE STORY OF

# Birch Tree Cottage

*Great Ryburgh, Norfolk*

SOWERBYS



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# Birch Tree Cottage

65 Fakenham Road, Great Ryburgh,  
Norfolk, NR21 7AW

Immaculately Presented Detached Cottage

Ideal for Multi-Generational Living

Perfect Blend of Period with Contemporary Design

Two Kitchens

Open Plan Living Area

Five Bedrooms

Utility Room and Conservatory

Mature Garden

Ample Off-Road Parking for Multiple Vehicles and an  
Area of Hard-Standing Behind the Double Gates

Chain Free

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“The location of this home  
has been perfect for our clients.”

It's not difficult to see why this home has welcomed family and friends over the course of its history.

This property has been beautifully engineered to take advantage of the whole of its ground floor, but as it was originally two cottages, the first floor is still separated. Character has been retained, combining a perfect harmony of contemporary design in its modernisation.

For those buyers seeking multi-generational living, it is perfect, with its ground floor living space at a premium. However, this space could be separated as it is on the first floor, thus providing two

properties, with independent accesses.

There is a sense of calm throughout 65 Fakenham Road, and it's not difficult to imagine relaxing by the fireside, in either of its reception rooms. The two kitchens are immaculately presented and both overlook the pretty rear garden.

Cottage-style is in abundance with flint work, multi-paned windows, ledge and brace latched doors and beams. For someone looking for their ideal home, look no further. The open plan layout is perfect for entertaining and for sociability, and the two kitchens and multiple bathrooms could make for an investment in holiday letting.







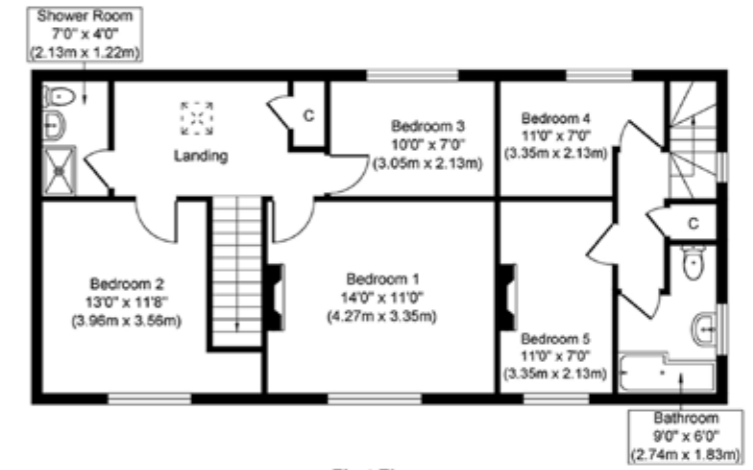


The outside space is complimented by the outbuilding, with an attached WC, and the garden is mature and currently boasts cherry blossom, leafy trees and a raised border with its decorative flint wall, combining well with the lawn and patio areas.

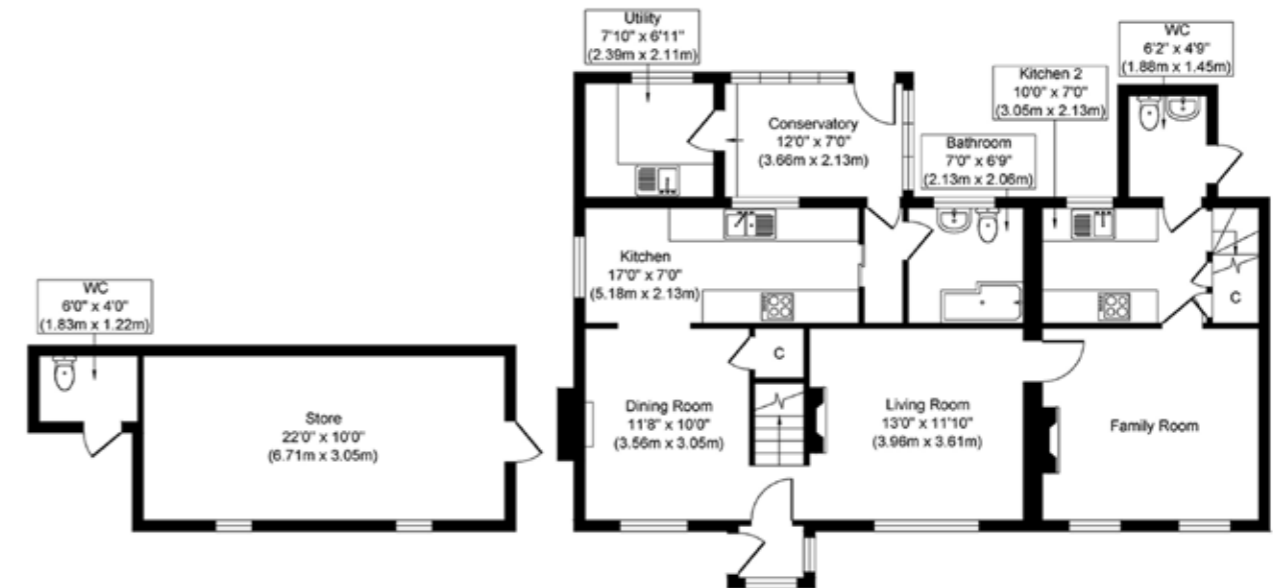
“A home which is easy to live in, with an abundance of space.”

Our sellers have enjoyed the village for all of its amenities - and the proximity to the coast is always a bonus. It is now time for the next chapter to be written in the story of this delightful home...





**First Floor**  
Approximate Floor Area  
779 sq. ft  
(72.37 sq. m)



**Outbuilding**  
Approximate Floor Area  
245 sq. ft  
(22.76 sq. m)

**Ground Floor**  
Approximate Floor Area  
972 sq. ft  
(90.30 sq. m)

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



# Great Ryburgh

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, Great Ryburgh is four miles east of Fakenham.

Great Ryburgh is very active and has a community shop and post office, a farm shop and a church. There's also The Blue Boar Inn, a traditional English country inn and restaurant offering bed and breakfast, with low-beamed ceilings and an inglenook fireplace in the bar.

The village is also within easy access of King's Lynn and Norwich both of which have mainline rail links to London.

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.

Both Great Ryburgh and Fakenham are brilliant locations, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, this area is enjoying a renaissance and offers a superb place to call home.



Note from Sowerbys



“A pretty, practical and perfect home.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0617-2899-7593-9174-1311

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: ///serious-rationed-forgiving

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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