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

**SOWERBYS**

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THE STORY OF

# Orwell House

23 Norwich Road, Fakenham, Norfolk  
NR21 8AU



Georgian Grade II Listed Period House

Close to Town Centre

A Wealth of Character Features and  
Spacious and Light Rooms

Kitchen/Breakfast Room

Cellar

A Further Two Reception Rooms

Two Bedrooms and Shower Room to First Floor

Second Floor Offering Two Further  
Bedrooms and Bathroom

Off-Road Parking and Garden

Viewing Recommended to Fully Appreciate



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“This is a home with lots of character features making it a charming home with a proud Georgian facade.”

Just a short walk from the centre of market town of Fakenham, and all of its amenities, Orwell House stands proud in its Georgian splendour.

This semi-detached house is currently home to a family who are able to enjoy lots of light, space and character throughout their home and its three storeys.

The accommodation allows flexibility with an ideal second floor, which would be great for children to have their own space and bathroom, whilst a perk - given the age of the house - means there's also a cellar.



The ground floor provides an excellent space for family and friends to enjoy entertaining, be it informally or formally.

The rooms boast lots of character including beams, decorative cornices and the front sitting room's beautiful ornate fireplace - not also forgetting a further electric stove in the inglenook fireplace in the dining room.

Our clients have made changes and modernised the house in their ownership and the first floor shower room is testimony to their attention to detail.





A further benefit of the property is its outside space which has off-road parking, inside its part walled drive, and leads to a garden which runs to the side and rear of the house. There is also a useful outbuilding.



Having enjoyed family life at Orwell House, our clients' children have benefited from access to amenities and being able to walk to school - which has played a vital role for all of them. The whole family has been able to enjoy the North Norfolk coast, just a fifteen minute drive away, and there are numerous attractions close by such as Pensthorpe and Thursford. However, it is time now for this home's next chapter to be written and a new custodian to be found who has their own ideas of what the future story of Orwell House is...



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



**C**oast 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



A short drive to Wells-next-the-Sea means you can enjoy beach walks all year round.

“The location of this home means you can easily enjoy the nearby coastline whilst being within walking distance of town amenities.”

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## SERVICES CONNECTED

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

## 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: ///compose.breakaway.throw

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