



THE STORY OF
131 Holt Road
Fakenham, Norfolk

SOWERBYS



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THE STORY OF

131 Holt Road

Fakenham, Norfolk
NR21 8EQ

Arts and Crafts-Style Home

Bay Windows

Contemporary Design

Four Bedrooms

Private Garden

Double Garage

Kitchen/Dining Room

Period Features

Utility

Town Location

SOWERBYS FAKENHAM OFFICE

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“Combining the character of a period home with the benefits of a modern property.”

A wonderful opportunity to acquire a tastefully designed ‘arts and crafts-style’ property which has been improved and maintained in recent years, creating a delightful family home.

If you are looking to welcome family into your home, then 131 Holt Road has an abundance of space for them all.

The ground floor accommodation, which

has been extended over time, offering cosy reception rooms with log burners and open fires complemented by original wooden flooring.

Often described as the heart of any home, and never more appropriate than in this case, the open plan kitchen/dining room boasts a lovely vaulted ceiling and central island, ideal for cooking whilst entertaining.







Welcomed through the entrance hall by a stained-glass door and onto original floor tiles, the staircase beckons you to explore the upper levels of this home. The first floor comprises three double bedrooms all face different aspects of the gardens with large windows. This floor is completed with a contemporary family bathroom with a beautiful walk-in shower.

The second floor is accessed through an independent lobby and staircase, leading to the fourth bedroom and its en-suite bathroom; offering far-reaching views across Fakenham and beyond.





The outside of this property features gardens which have been beautifully landscaped. Well thought out to denote different areas, including a terrace which leads out from the kitchen, there is even a 'secret garden'; thoughtfully designed to shelter the property making the gardens private from their surroundings.



There is ample off road parking with a driveway which leads to the house, along with a double garage.

131 Holt Road is an opportunity to acquire a period home which has been meticulously maintained, impressively blending period features with contemporary modern-day comforts.





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



“You have a private home, but the benefits of town living practically on your doorstep.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8400-5589-0222-4305-3243

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: ///marmalade.sleepy.kilts

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