



S



THE STORY OF
Malham House
Fakenham, Norfolk

SOWERBYS

S

THE STORY OF

Malham House

47b Wells Road, Fakenham,
Norfolk, NR21 9HQ



Beautifully Presented Non-Estate Detached House

Modern Style

Contemporary Style Kitchen/Family Room

Two Reception Rooms

Separate Utility Room

Four Bedrooms

Enclosed Garden

Double Garage and Ample Parking

Close to Town and Amenities



SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com



“We would describe our home as being extremely comfortable.”

This contemporary and inviting family home sits back from the road, within walking distance of the town and its amenities, and has been cherished by our sellers for twelve years.

As a family, the house has provided each member with their own comfortable space. From the moment you enter the entrance hall, space is evident, leading to the contemporary kitchen which provides a sociable space to gather, entertain, or simply enjoying the garden's bird life. The sociable atmosphere extends to the generously sized sitting room. Additionally, there is a further reception room to the ground floor, that could be used as a bedroom, allowing ample room for relaxation and activities.

The first floor follows the same theme of spaciousness, with its generously sized

bedrooms and bathrooms. For families with several vehicles, the front driveway offers parking space along with an attached garage.

Malham House is a happy home, ideally located for exploring the north Norfolk coast. Our sellers have particularly cherished Wells, with its beaches and the pine woods, right on their doorstep. There are so many other attractions in or around the market town of Fakenham, imagine having a cinema that you can walk to!

It's with a heavy heart that our vendors are looking to pastures new, but for all of Malham House' character, size and location, we are seeking a new owner to enjoy creating their own memories writing the next chapters.





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 the Vendor



“The kitchen is a very sociable space and I have loved watching the birds out in the garden.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 1334-7022-2300-0311-5296

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: ///hotspots.agreeable.examine

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL