



THE STORY OF

# Easter Cottage

*Great Snoring, Norfolk*

SOWERBYS





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# Easter Cottage

4 Fakenham Road, Great Snoring,  
Norfolk, NR21 0HG



Detached House

Three Bedrooms

No Onward Chain

Generous Gardens

Village Location



Set down a quiet lane, Easter Cottage is nestled into its plot, and offers a wonderful opportunity to acquire a detached cottage in need of modernisation throughout.

The cottage is positioned on a private plot set back from the road, and benefits from a generous sized garden which could easily be landscaped to provide more formal gardens, parking and even outbuildings or garaging. Accessed down a lane which is owned by Easter Cottage, and shared with the neighbouring property, there is an abundance of space around.

Certain aspects of the property have been improved in recent years, such as the addition of UPVC double glazed windows, but now the cottage is in need of modernisation and improvement to bring it back to its former glory. There is a real sense of charm throughout Easter Cottage and it boasts some lovely character features which are just waiting to be enhanced.

The property is being offered to market with no onward chain, and presents as an ideal opportunity to take on this project to make the perfect Norfolk bolthole, or a lovely family home.

**SOWERBYS FAKENHAM OFFICE**

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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 Snoring

IN NORFOLK  
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on rural life, but within easy reach of the sea, Great Snoring is top of the list.

While the sandy beach at Wells-next-the-Sea is just 8 miles away, this little village is perfectly positioned between King's Lynn and Norwich and is within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

The rural village of Great Snoring is close to the river Stiffkey and is two miles from Little Snoring. Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a social club which hosts a number of events and an egg shop vending machine, whilst just over four miles away is the bustling market town of Fakenham.



Out of working hours, there's plenty to keep you entertained within Fakenham 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.

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.

Note from Sowerbys



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## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 0190-8665-0422-7328-3073

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: ///cheese.unsecured.transfers

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