



THE STORY OF

# Holmdale

*Stibbard, Norfolk*

SOWERBYS

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THE STORY OF

# Holmdale

Woodnorton Road, Stibbard,  
NR21 0EX

Pretty Cottage Home

Generous Size Reception Rooms

Character Features

Kitchen/Family Room

Walk-In Pantry

Ground Floor Double Bedroom and Shower Room

Two Double Bedrooms to First Floor

Four Piece Bathroom

Mature Gardens

Parking to Driveway

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“We feel totally at ease here.  
The garden underwent a remarkable  
transformation from a sterile environment  
to a thriving wildlife haven.”

It is no surprise that this pretty cottage has been home to a family who enjoy entertaining family and friends.

Holmdale is a lived-in home, and trying to ascertain a favourite spot is difficult when our vendors love all of it. The layout of the cottage allows guests to have their own space on the ground floor, with its vaulted ceiling double bedroom and adjacent shower room. The garden area to the side is easily accessed, causing no disturbance to the rest of the house.

The reception rooms are generous in size and complemented by their wood-

burning stoves — perfect for those chilly nights when sitting by the fireside is a joy, a relaxing ambiance enjoyed by our vendors. The kitchen is another generous room, more contemporary in its style, allowing for family and friends to gather around the table. The walk-in pantry is worthy of note, providing additional storage for those extra supplies.

The four-piece bathroom upstairs serves the two double bedrooms both featuring views over the front garden.



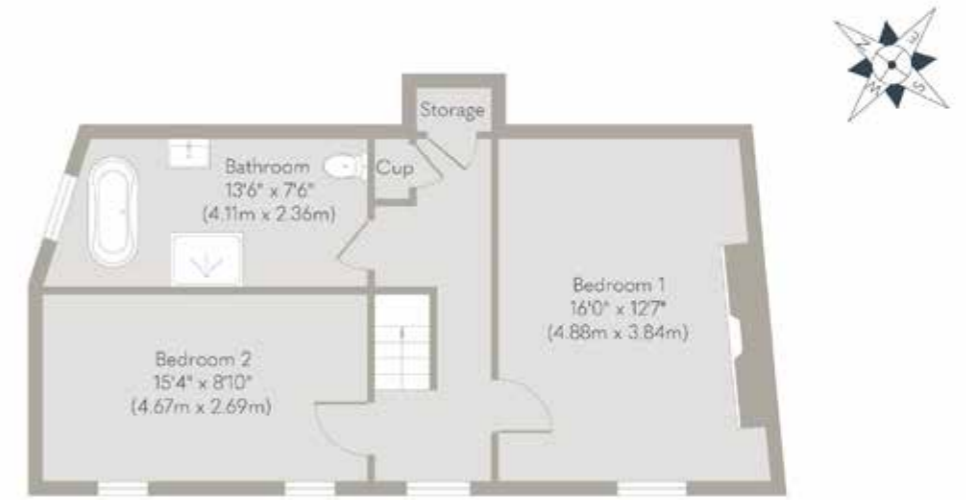


The gardens have changed in our vendor's ownership. Described as a sterile space, now a haven for wildlife, featuring two ponds home to frogs, toads, newts, and lizards, to barn owls in flight and muntjac venturing in.

The cottage is well-located for the coast, Norwich, and community events in the nearby village hall. The market town of Fakenham is just four miles away, and the Georgian market town of Holt is ten miles.

It is time now for a new custodian to enjoy this cottage home and feel at ease in this peaceful property, overlooking the church, contemplating what to do next.





First Floor  
Approximate Floor Area  
535 sq. ft  
(49.70 sq. m)



Ground Floor  
Approximate Floor Area  
1131 sq. ft  
(105.07 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.

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ALL THE REASONS



# Stibbard

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular rural village, Stibbard is situated on the Norwich side of Fakenham.

The village has a primary school, church and a pub, The Ordnance Arms. Further amenities can be found in the surrounding villages.

Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the north Norfolk coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse.

Also within easy reach of Fakenham are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.

Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



Note from the Vendor



“It’s impossible for us to pick a favourite room; we adore each one. Whether it’s the warmth of the family room or the captivating church views from the kitchen window.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 7098-3023-7293-3403-1940

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: ///animates.herb.plus

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# SOWERBYS



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