

# CobBauge House

PIONEERING LOW ENERGY EARTH BUILDING



INTRODUCING

# CobBauge House

Norwich Road, Fakenham  
NR21 8GE



An Opportunity To Own A History Making Property

Beautifully Engineered

Designed By Award Winning Developers & Architects

Single Storey

Fully Landscaped Gardens

Viewing Highly Recommended

Three Bedrooms, With Principal Ensuite Facility

Designer Kitchen

Versatile Open-Plan Design



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“A unique opportunity to be a custodian of what is already history in the making.”

Situated on the edge of town, this one off CobBauge property sits proudly in its elevated position, with its stunning veranda to the front aspect.

The accommodation with its beautifully high ceilings, comprises a spacious reception hall, leading to the contemporary kitchen family room, providing ample space for preparation, cooking, dining and living area. The utility room with its built in storage is accessible from both the kitchen and the reception hall.

The principal bedroom is fitted with a range of wardrobes and also boasts an ensuite shower room. There are a

further two bedrooms, served by a family bathroom. Bedroom Three would also be ideal as a study for those working remotely.

The outside space comprises, driveway parking and electric car charge point. The property benefits from landscaped gardens, comprising a variety of planting, decking and lawned area to the rear aspect.

Viewing is highly recommended for this unique opportunity to be a custodian of what is already history in the making.



Earth is a natural, abundant resource that can be sourced locally from the site, resulting in low embodied carbon emissions. The construction offers long-life expectancy and utilizes a simple, low-tech method. It boasts excellent fire performance and structural integrity, making it a reliable building option. The use of vernacular, local materials ensures the construction is in harmony with its surroundings. Monolithic, breathable walls reduce the risk of natural erosion and are non-toxic, making them safe option for construction.

“The construction is in harmony with its surroundings.”

CobBauge homes promote healthier indoor air quality. The hygroscopic properties of the walls provide moisture buffering, which reduces the risk of respiratory conditions. The walls also absorb volatile organic compounds (VOCs), removing pollutants from the air and preventing associated health effects.

Cob is a natural building material made from earth, water, and fibrous organic material such as straw and hemp shiv.

A comfortable indoor environment is achieved through the high thermal mass of the walls, which regulates temperature for indoor comfort and reduces energy use. The excellent acoustic performance of the walls provides sound buffering, creating a pleasant living space. The improved indoor air quality and comfort enhance both physical and mental health, making CobBauge homes positive spaces to live in.



# About the developer



“ We are fully trained and accredited in the most advanced forms of energy efficient systems, providing a positive contribution to your lifestyle and the environment.”

Established in 2007, Grocott & Murfit are based in the heart of Norfolk and are driven by exceptional values and industry practices, establishing an award-winning construction business and delivering outstanding results. A specialist team, comprised of expert architects, project managers and quantity surveyors, contribute to their continued success.

They offer a complete service, from the very start of design, to the completed product, ensuring that every aspect is

kept as local as possible, using innovative eco-friendly technologies.

More than just ‘a local builder’ community is at the heart of Grocott & Murfit, not just living, but working and building within Norfolk communities, they bring to life exceptional projects via their initiative ‘Building Norfolk’.





Ground Floor  
Approximate Floor Area 1305 sq. ft  
(121.27 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.

# Specification

The primary materials used in CobBauge construction are earth, straw, and hemp shiv, with skips utilized for mixing and storage.

The materials for CobBauge homes are sourced from Setchey Quarry, Bilney Quarry, and the Fakenham site. The clay used for the thermal layer is blue-grey, with a smooth texture, cohesive and plastic properties, and originates from the Kimmeridge Clay formation deposited in the late Jurassic period 155 million years ago. With approximately 60% clay content, it makes the perfect clay slip.

## External & Construction

- Lime render cladding
- Galvanized steel Lindab downpipes
- Aluminium clad timber Rationel Auraplus triple glazing
- Larch hit and miss fencing
- Zappi post mounted EV charging point

## Kitchen & Utility

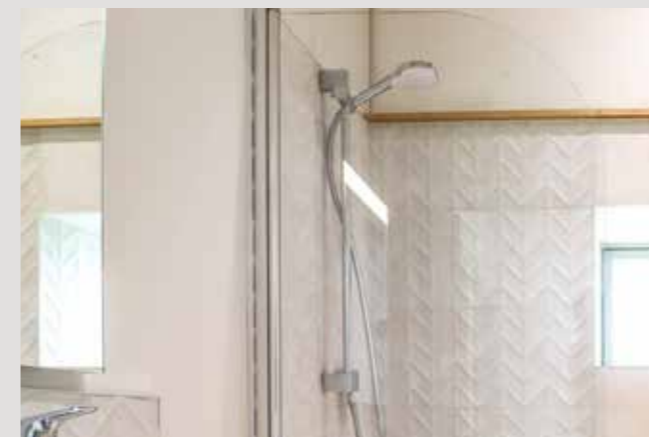
- SieMatic fitted kitchen
- Kongistone worktops and upstands
- Caple undermounted sink and Monobloc mixer taps
- Gaggenau ovens
- Bora X Pure hob and extractor fan
- Integrated and freestanding Neff appliances

## Bathroom & Ensuite

- Hansgrohe chrome bath, taps and shower fittings
- Duravit white sanitaryware
- Eastbrook shower enclosure and biava towel heater
- Illuminated Hansgrohe wall mirrors

## General & Heating

- Karndean flooring throughout
- Grey carpets to bedrooms
- Howdens, dordogne oak doors
- Samsung air source heat pump
- Prowarm underfloor heating



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 developer



The world's first CobBauge home, Fakenham.

“Building Norfolk – our pledge to protect the environment for future generations.”

DANIEL CROCOTT



## SERVICES CONNECTED

Mains water and drainage, mains electric, Samsung Air Source Heat Pump.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

## TENURE

Freehold.

## LOCATION

What3words:///volume,martini,signified

## AGENT'S NOTE

Some images have been virtually staged to show how the home could look once furnished.

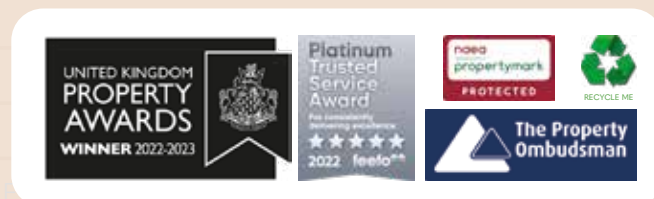
Flooring included.

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

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