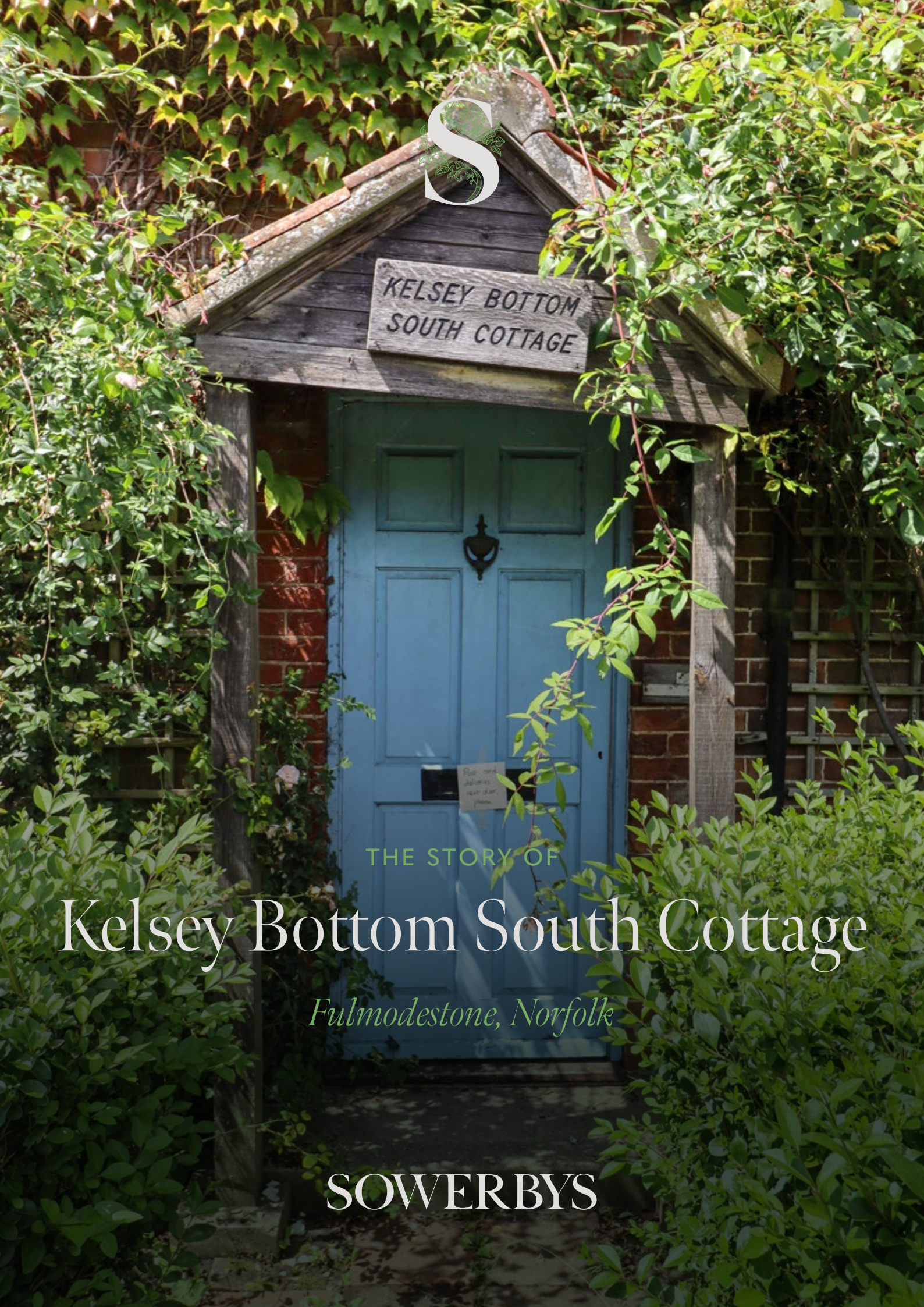




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KELSEY BOTTOM  
SOUTH COTTAGE

THE STORY OF

# Kelsey Bottom South Cottage

*Fulmodestone, Norfolk*

SOWERBYS





THE STORY OF

# Kelsey Bottom South Cottage

3 Stibbard Road, Fulmodestone  
Norfolk, NR21 0LX

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Period Cottage

Four Bedrooms

Rural Village Location

Field Views

Chain Free

Garage

Character Features Throughout

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Kelsey Bottom South Cottage is a pretty period cottage situated in a peaceful location with a generous sized garden.



This period cottage, which offers a deceptive sense of space is offered to market with no onward chain. The property has the potential to accommodate multi-generational living and is surrounded by beautiful gardens and field views. The three reception rooms on the ground floor provide a spacious dual aspect lounge, dining room and kitchen. Alongside this a useful utility room, a conservatory overlooking the rear garden, and a bedroom and bathroom.



The first floor provides three more generously sized bedrooms, a bathroom and separate WC. All these rooms are afforded beautiful views across rolling countryside, giving a sense of seclusion. The cottage is only a short walk into the village of Stibbard where there is a lively village hall, and children's play park.

The rear garden is packed full of shrubs, plants and trees and is bordered by a small stream.

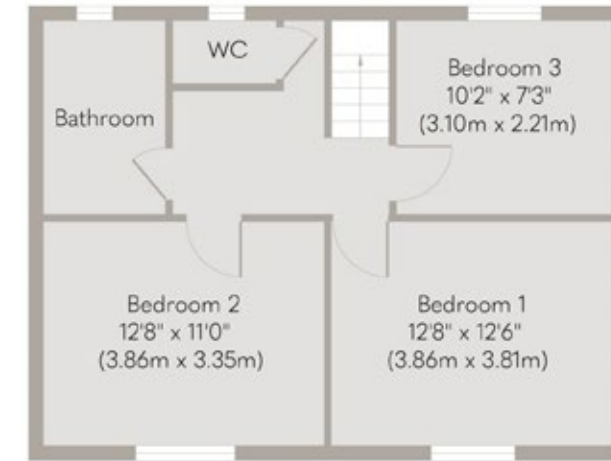


Making the perfect countryside bolt hole, this cottage is to be viewed to be truly appreciated.

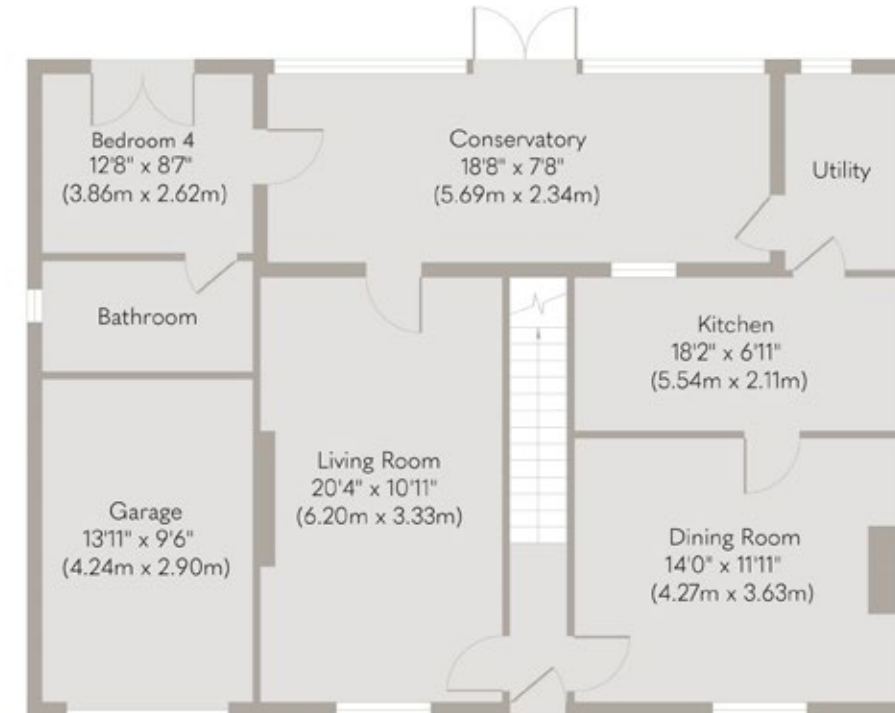








First Floor  
 Approximate Floor Area  
 492 sq. ft  
 (45.70 sq. m)



Ground Floor  
 Approximate Floor Area  
 1,093 sq. ft  
 (101.54 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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# Fulmodestone

CHARMING VILLAGE LIFE NEAR NORFOLK'S BEST ATTRACTIONS

Fulmodeston or Fulmodestone is a small rural village situated a short distance from the market town of Fakenham. At the centre of the village is a church and village hall, originally the local primary school, which now holds various local functions and activity groups.

Fakenham has been voted the 7th best place to live in Britain by Country Life magazine. It is a market town in central Norfolk - halfway between King's Lynn and Norwich. It has a Thursday market that dates back to 1250 and a Farmers Market on the last Saturday of each month with great locally grown organic produce! It is often called the Gateway to the North Norfolk Coast as it is well positioned for the coast and other local attractions like Pensthorpe Waterfowl Park and Fakenham Racecourse.

Easy to get to 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 Fakenham 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 Sowerbys



“The rear garden is packed full of shrubs, plants and trees and is bordered by a small stream.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via cesspit shared with neighbour, single occupancy.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

F. Ref: 9115-3041-5208-3174-0200

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: ///explained.handbook.crispy

### AGENTS NOTE

Parking to the side of the property is currently rented at a cost of £120 per annum.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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