



THE STORY OF

Field House

Fakenham, Norfolk

SOWERBYS



THE STORY OF

Field House

3 Hayes Lane, Fakenham
Norfolk, NR21 9EP

Enclosed Plot

Contemporary Kitchen/Family Room

Garden Room Extension

Generous Size Sitting Room

Three Bedrooms to First Floor

Modernised Four Piece Bathroom

Fourth Bedroom and Bathroom to Second Floor

Ample Parking , Garage and Workshop

Delightful Size Plot Leading to River Wensum

Chain Free

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Travelling from the marketplace on Oak Street in the market town of Fakenham, nestled in a popular location, you'll find Field House. This has been home to our vendors for more than forty years. A short stroll into town to take advantage of amenities has been crucial to them and their family, as has easy access to the North Norfolk coast.

The property occupies a generous plot that runs towards to the river Wensum. For buyers seeking the ideal family home, look no further. It boasts a modernised, contemporary kitchen family room that opens into a delightful garden room. The accommodation has been extended into the loft space, providing a fourth bedroom and bathroom, alongside a modernised bathroom serving three bedrooms on the first floor—ideal for families.

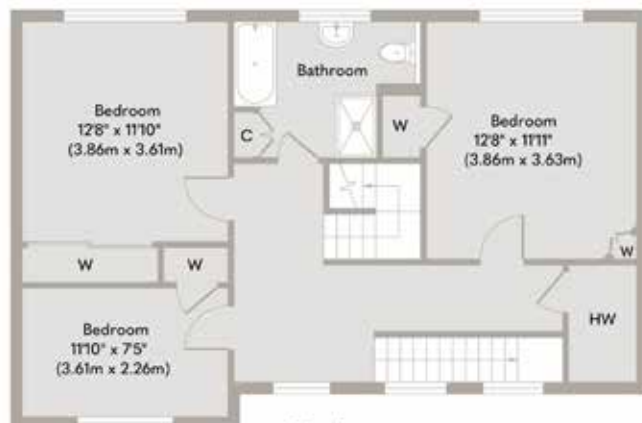
Our vendors have cherished the outside space alongside the house, featuring a mainly lawned south facing rear garden, patio, and greenhouse, interspersed with trees and shrubs. There's an additional garden area leading to the river towards the rear garden gate.

A garage, workshop, and ample parking are provided beyond the gated driveway. With a heavy heart, it is time for our vendors to move on, allowing Field House to find new custodians and for a new chapter to be written.









First Floor
Approximate Floor Area
757 sq. ft
(70.31 sq. m)



Second Floor
Approximate Floor Area
292 sq. ft
(27.09 sq. m)



Ground Floor
Approximate Floor Area
1,107 sq. ft
(102.86 sq. m)



Garage
Approximate Floor Area
350 sq. ft
(32.49 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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Fakenham

A SUPERB PLACE, CLOSE TO
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



Note from Sowerbys



“Our vendors
have cherished
the outside space
alongside the
house...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2547-3049-0204-4335-6200

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: ///confetti.changed.necklaces

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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