



THE STORY OF

Laurel Gates

East Rudham, Norfolk

SOWERBYS

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Laurel Gates

East Rudham, Norfolk
PE31 8RG

Period Property

Reconfigured, Flexible
Accommodation

Modernised Kitchen

Modernised Bathrooms
Including En-Suite

Four Bedrooms

Character Features

Ample Parking to
Generous Driveway

Outbuilding

Chain Free

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The village of East Rudham is much admired for its village green. Just beyond the green along the Broomsthorpe Road, sits 'Laurel Gates' a double fronted period property which has undergone some improvements over more recent years.

The house is semi-detached, occupying a generous size plot with ample parking to its gated driveway and a very useful outbuilding, currently divided into three.

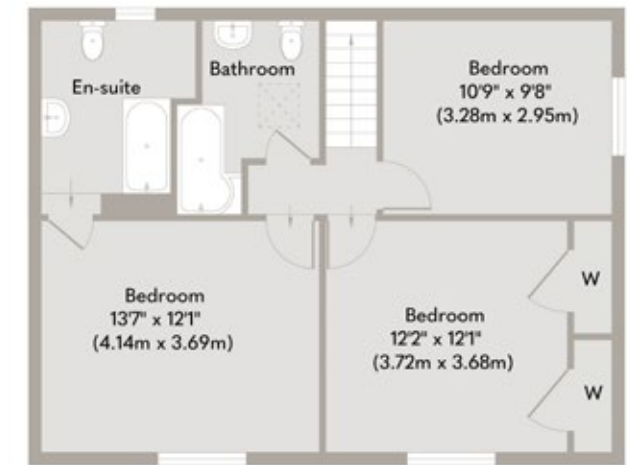
If you are looking for flexible accommodation, then Laurel Gates provides multiple reception rooms, that could be used to sleep extra guests or for those buyers who are working remotely, they could choose an office space. The kitchen has been delightfully modernised and provides space for informal dining. Upstairs an en-suite has been added to the principal bedroom and a modernised bathroom serves the remaining bedrooms.

The character remains present in the house and the adjacent outbuilding, offering potential for change (subject to the necessary planning consents). Currently, it is great for storage and for those who are looking to preserve the likes of classic cars, it is ideal. The garden is currently lawned for ease of maintenance, but for the horticulturists, it is a blank canvas to use your creativity.

The location is just a short walk from The Crown, a popular pub and hotel frequented by locals, with a charming tearoom next door that overlooks the picturesque village green. The village itself boasts a vibrant community for those who wish to get involved, and the ever-popular North Norfolk coast is only a twenty-minute drive away.

Laurel Gates' is looking for a new custodian to continue its story and add a new chapter of their own. Offered for sale with no upward chain, early viewing is highly recommended.

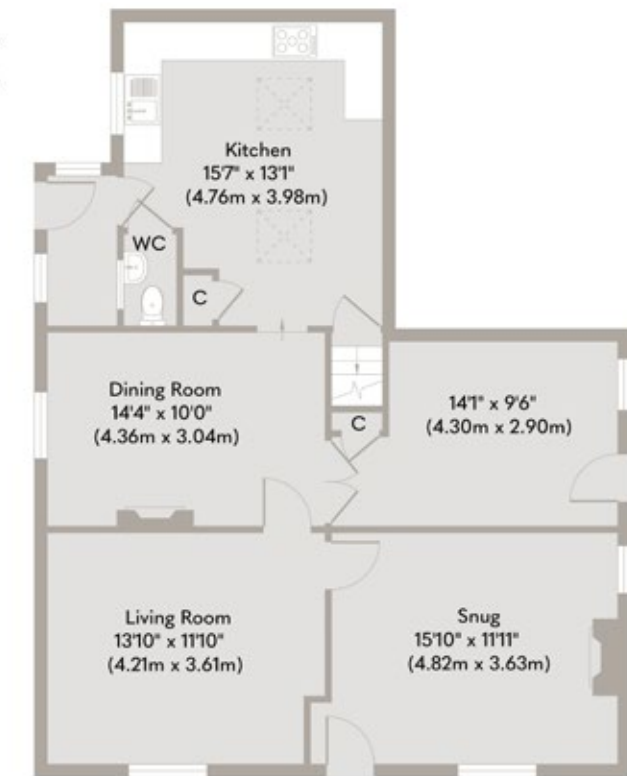




First Floor
Approximate Floor Area
652 sq. ft
(60.59 sq. m)



Ground Floor
Approximate Floor Area
508 sq. ft
(47.16 sq. m)



Ground Floor
Approximate Floor Area
891 sq. ft
(82.75 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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East Rudham

A CONSERVATION VILLAGE TO
LOVE AND CALL HOME

An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

The village was built around a central green with many period properties. It has a village hall/social club with sporting facilities, a good pub/restaurant, a thriving primary school and a vet. A mobile postal van operates Monday to Friday.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

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.



Note from Sowerbys



“Laurel Gates is looking for a new custodian to continue its story and add a new chapter of their own...”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 9360-2343-9100-2929-6075

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: ///grinning.wording.guidebook

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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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