



THE STORY OF

4 Bakers Court

East Rudham, Norfolk

SOWERBYS



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4 Bakers Court

East Rudham, Norfolk
PE31 8RA

Residential Conversion
Opportunity

Village Location

Former Commercial Premises

Prime Location

Parking

Garden

Planning Permission Granted

Single Storey

SOWERBYS FAKENHAM OFFICE

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Situated in a prime position within this popular village, the former commercial premises presents an exciting opportunity to be transformed into a stylish residential dwelling.

With planning permission already granted, the property is ready to be converted from its former commercial use into a modern one-bedroom home, offering the next owner the chance to put their own personal stamp on the space.

Thoughtfully designed plans have been approved, allowing for a contemporary, single-level layout featuring open-plan living, a separate utility room, a shower room, and a spacious bedroom.

Outside, the external space offers great potential. The area can be reconfigured to provide private parking for at least two vehicles, ensuring both convenience and security. Additionally, a secluded garden area can be created—perfect for outdoor dining, relaxing in the fresh air, or adding landscaping to enhance the home's appeal.

This rare opportunity allows a buyer to oversee the conversion and ensure the finished home reflects their vision and style. Whether as a permanent residence, a second home, or a high-quality holiday let, this property offers an exciting chance to create something truly special in a welcoming village setting.



PROPOSED PLANS AND ELEVATIONS



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



Front Elevation

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SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref: 7365-9448-0294-0733-9998

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: ///opts.spelled.thin

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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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