



THE STORY OF

Teal House

Fakenham, Norfolk

SOWERBYS



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Teal House

7 Ratcliffe Road, Fakenham, Norfolk
NR21 8AY

Total Renovation, Taken Back
to its Brick Outer Shell

Rare Opportunity to Own a Stunning
Property Inside and Out

Entrance via the Delightful
Refurbished Stained Glass Door

Beautiful Fitted Kitchen

Open Plan Living Area, French Style
Doors Leading to the Patio Garden

Three Bedrooms

Elegant Sanitaryware to the Ground Floor
Shower Room and the Family Bathroom

Attractive Landscaped Gardens

Chain Free

SOWERBYS FAKENHAM OFFICE

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We are excited to offer this meticulously renovated property, nestling just a short stroll from the market place in Fakenham and close to the North Norfolk coast.

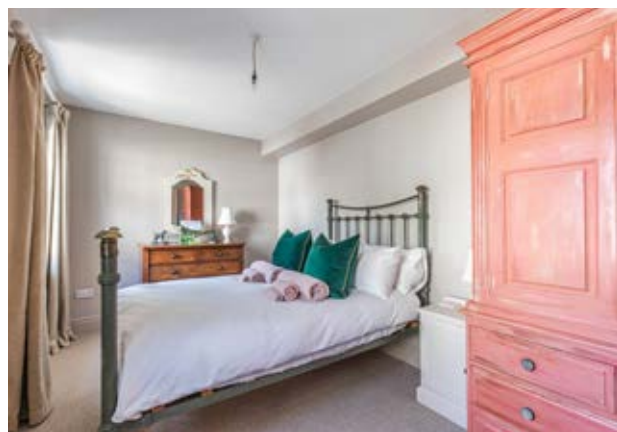
Our vendors took the property back to its outer brick shell and lovingly renovated the house inside and out to create a masterpiece. The beautiful stained glass front door is the first sight of what is to come with the rest of the house. Open plan living space is so often a preferred option and both dining and sitting areas have been delightfully accomplished. The addition of the French style doors that lead to the restful patio garden are a triumph.

The kitchen and utility space have been beautifully designed and the shower room is a useful, attractive addition to the ground floor space.

Upstairs the three bedrooms are served by the most elegant family bathroom, using exquisite sanitaryware and décor, where relaxation is a given, combining more of the restful colour palette that's been used throughout the property.

The attention to detail continues in the outside space, the pergola and the planting sited over and around the patio garden provides another restful space to potter and contemplate.

There is much to say about this property that is currently being run as a successful holiday let, however, it would make a main residence for buyers who have been seeking their perfect home to look no further...



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Floorplan
to be
added

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



“The patio garden provides another restful space to potter and contemplate.”



SERVICES CONNECTED

Mains water, drainage, gas and electricity. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9869-2816-7523-9808-6155

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: ///questions.scar.that

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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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