



THE STORY OF  
**Janeves**  
*Little Snoring, Norfolk*

**SOWERBYS**





THE STORY OF

# Janeves

Little Snoring, Norfolk  
NR21 0JW

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Beautifully Extended, Reconfigured  
and Modernised

Chalet Style

Open Plan Living

Two Bedrooms to Ground Floor

Wet room to Ground Floor

Two Bedrooms to First Floor

Modernised Bathroom to First Floor

Stunning Landscaped Gardens

Ample Parking to Driveway

Viewing Highly Recommended

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The village of Little Snoring is just a few miles from the popular market town of Fakenham, conveniently situated off the A148 Holt Road. Tucked away discreetly off Thursford Road, 'Janeves' is a beautifully extended and modernised home that our vendors have transformed to an immaculate standard. This is a property that truly needs to be seen to be fully appreciated.

Recognising its potential from the outset, our vendors set about creating a contemporary, practical home that feels as fresh and welcoming as a new build. For buyers seeking a stylish, turnkey property with thoughtful design throughout, look no further.

The heart of the home is the open-plan kitchen and living area, cleverly designed to offer generous dining and sitting zones. Bifold doors open onto the patio, seamlessly connecting the indoors with the garden, while a double-fronted wood-burning stove brings warmth and comfort to the cooler months. It's a space that comes alive during family visits and gatherings, enjoyed by all generations.

A separate utility room enhances the functionality of the ground floor, providing additional space for preparation and storage. Beyond this, the garage has been partially converted to create a versatile room, currently used as a gym. However, it would be easy to convert it back to a double garage, thanks to its remote-controlled door and the simple removal of the stud wall.

For those seeking ground-floor living, two well-appointed bedrooms are located on the ground level, served by a generous wet room. One of these is used as the principal bedroom, with French doors that lead directly out onto the patio - an ideal spot for morning coffee or evening relaxation.

Upstairs, two further double bedrooms are complemented by a recently modernised bathroom, now benefiting from a newly extended dormer window that fills the space with natural light.





A double-fronted wood-burning stove brings warmth and comfort to the cooler months...









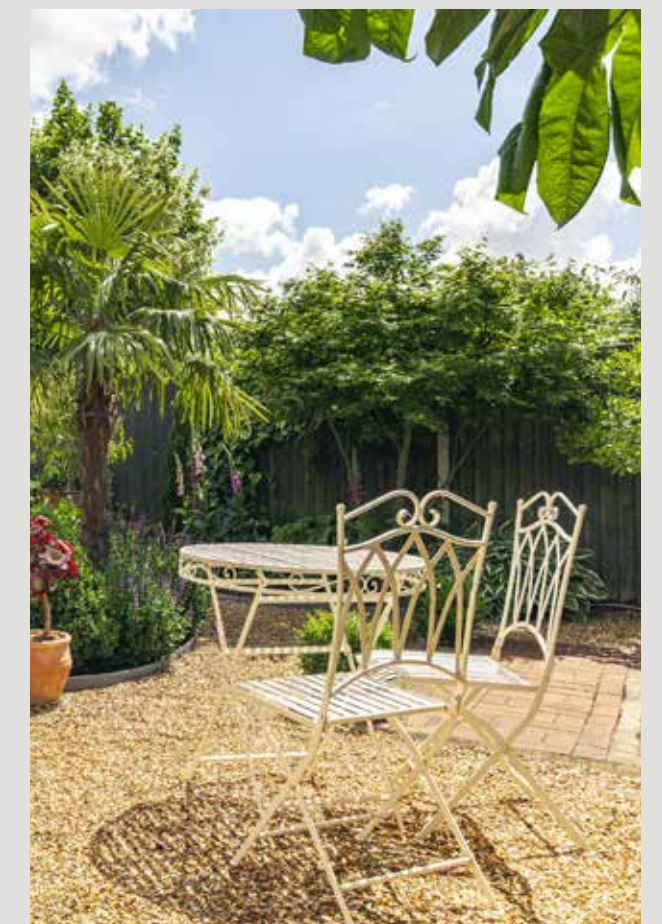
The property's kerb appeal is undeniable, but the rear garden is a true hidden gem. A labour of love, the beautifully landscaped space features meandering paths, thoughtfully planted flower and shrub beds, and raised beds for vegetable growing. A tucked-away greenhouse adds yet more charm for gardening enthusiasts.

The location offers easy access to the renowned North Norfolk coast, with numerous walking routes and local amenities for all ages nearby. Pensthorpe Nature Reserve and the magical Thursford Collection are just minutes away.

'Janeves' is a home that has been lovingly crafted and maintained inside and out. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer - a place to continue the story and make cherished new memories.



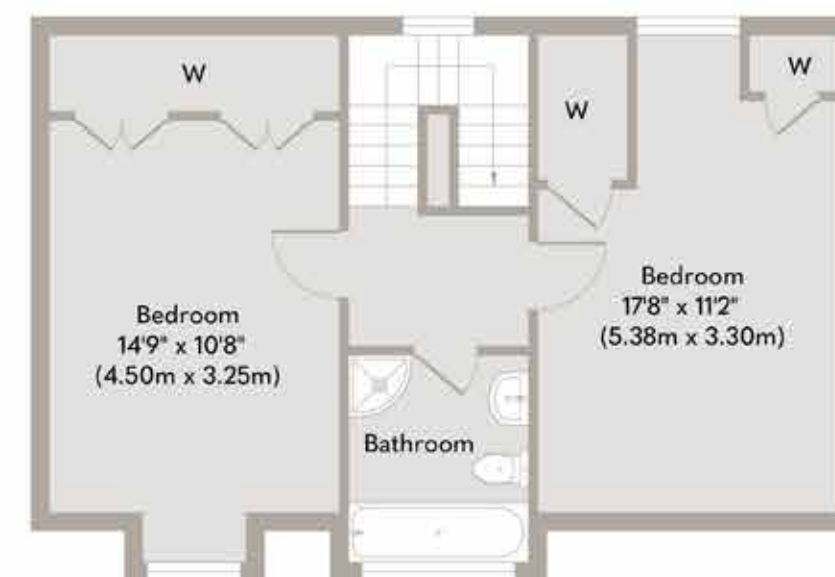
...the beautifully landscaped space features meandering paths, thoughtfully planted flower and shrub beds, and raised beds for vegetable growing.







Ground Floor  
Approximate Floor Area  
1542 sq. ft  
(131.42 sq. m)



First Floor  
Approximate Floor Area  
536 sq. ft  
(49.79 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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# Little Snoring

THE PERFECT MIX OF  
COAST AND COUNTRY

Coast or country? If your heart is set on rural life, but within easy reach of the sea, Little Snoring is top of the list. While sandy beaches are just ten miles away, this little village is perfectly positioned halfway between King's Lynn and Norwich within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a pub, shop and post office, whilst less than three miles away is the bustling market town of Fakenham.

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



“The heart of the home is the open-plan kitchen and living area, cleverly designed to offer generous dining and sitting zones.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref: 8691-7326-6300-9516-0926

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: ///hometown.paintings.examiner

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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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