



S

THE STORY OF

61 Moor Lane

Sculthorpe, Norfolk

SOWERBYS



THE STORY OF

61 Moor Lane

Sculthorpe, Fakenham, Norfolk
NR21 9PX

Detached Home in a Peaceful Village Setting

Three Double Bedrooms Across Two Floors

Versatile Dining Room/Games
Room or Fourth Bedroom

Light-Filled Living Room with Open Fireplace

Cosy West-Facing Snug with Log
Burner and Rural Views

Well-Appointed Kitchen/Breakfast
Room with Side Access

Two Bathrooms, Including En-
Suite to Principal Bedroom

Glorious Countryside Views
from House and Garden

Gated Off-Street Parking and Garage

Mature, South-Facing Garden
with Summer House

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com





Set in a peaceful part of the village and enjoying a central position within its plot, No. 61 is a charming and well-maintained detached home offering flexible living and a welcoming atmosphere throughout.

Entered via a side porch, the home opens into a generous kitchen/breakfast room—an ideal everyday hub with a practical layout and good flow. From here, a central hallway connects nearly all principal rooms. The sitting room, with its open fireplace, is a cosy retreat for winter evenings and could easily be opened into the kitchen to create a flowing, open-plan space if desired.

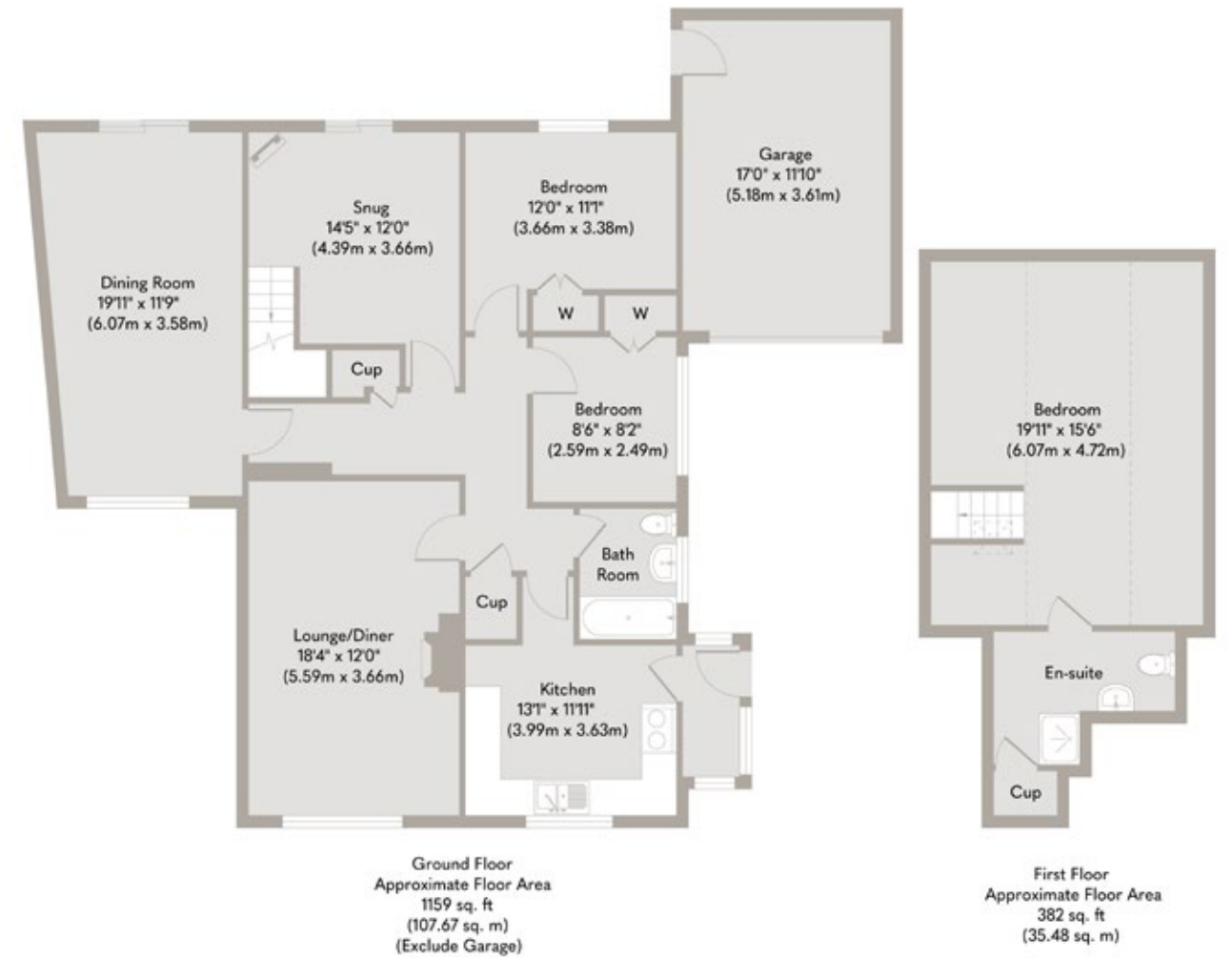
There are two additional reception rooms: a formal dining room with generous proportions—also well-suited as a games room or occasional bedroom—and a wonderfully light snug at the rear of the house. West-facing, with views over the garden and fields beyond, it's a perfect spot for reading, relaxing or curling up by the log burner at the end of the day.

Two double bedrooms and a family bathroom complete the ground floor, while the principal bedroom occupies the first floor. This peaceful retreat benefits from an en-suite bathroom and charming countryside views framed by a delightful porthole window.

Outside, the property offers gated off-street parking, a garage, and a well-tended rear garden with mature borders, a lawn, and a summer house enjoying the full benefit of the south-facing aspect.

Lovingly cared for by the same owners for nearly 30 years, No. 61 is a much-loved home ready for its next chapter.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

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



“South-facing garden, summer house, and open views, outdoor living at its best.”



SERVICES CONNECTED

Mains water, drainage, gas and electricity. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0370-2797-8470-2305-0745

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: ///scoping.reclining.halt

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

