



THE STORY OF

Rosedene

West Rudham, Norfolk

SOWERBYS



THE STORY OF

Rosedene

Lynn Road, West Rudham, Norfolk
PE31 8RN

Wonderful Detached Family Cottage

Character Features such as Flint
Walls and Beams Throughout

Lovely Condition and Recently Repainted

Three Bedrooms and Two Bathrooms

Two Reception Rooms

Fabulous Kitchen/Dining Room
Extension to Rear

Courtyard Garden and Lovely,
Spacious Family Garden

Character Double-Sized Flint Barn Garage

Full Planning for a Double Cart Lodge

An Absolute Must-See Property

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Rarely are detached character cottages so practical that they are also spacious family homes, but at Rosedene, just a short drive from the North Norfolk coast, that's exactly what you will find. The gleaming, newly painted exterior immediately impresses, making Rosedene one of the most attractive properties along the street. A façade you will truly be proud of.

Stepping inside, the vaulted kitchen/dining room extension at the rear is bathed in natural light from the dual aspect and Velux windows, and has underfloor heating too. Wooden beams and integrated appliances are a clue as to the excellent mix of practicality combined with character that flows throughout the entire property. The electric range oven is a focal point beneath the traditional chimney whilst a pantry adds additional storage.

The wonderful sitting room boasts a central fireplace housing a large stove, perfect for winter nights. The second reception room is a real bonus and could be used as a large office, playroom or TV room - perhaps even all three at once!

The downstairs shower room is brilliantly thought out and is roomy enough to be combined as a utility room with the appropriate plumbing all to hand. The larger than usual shower and vanity unit handwash basin offer class and practicality again.

The oak staircase leads to the first floor where there are three bedrooms and a newly built family bathroom offering a 'boutique' finish with freestanding slipper bath.

This delightful interior also lacks compromises you may find elsewhere in older properties. Ceilings are of good height, natural light is plentiful whilst wooden beams combined with occasional exposed flint walls are plentiful without being overbearing.



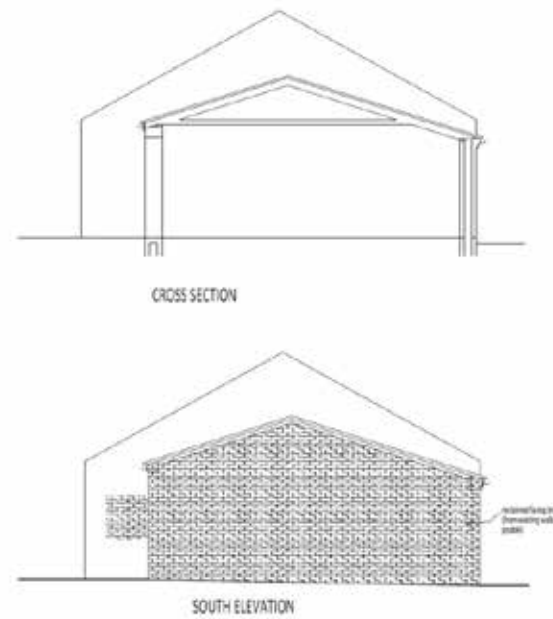
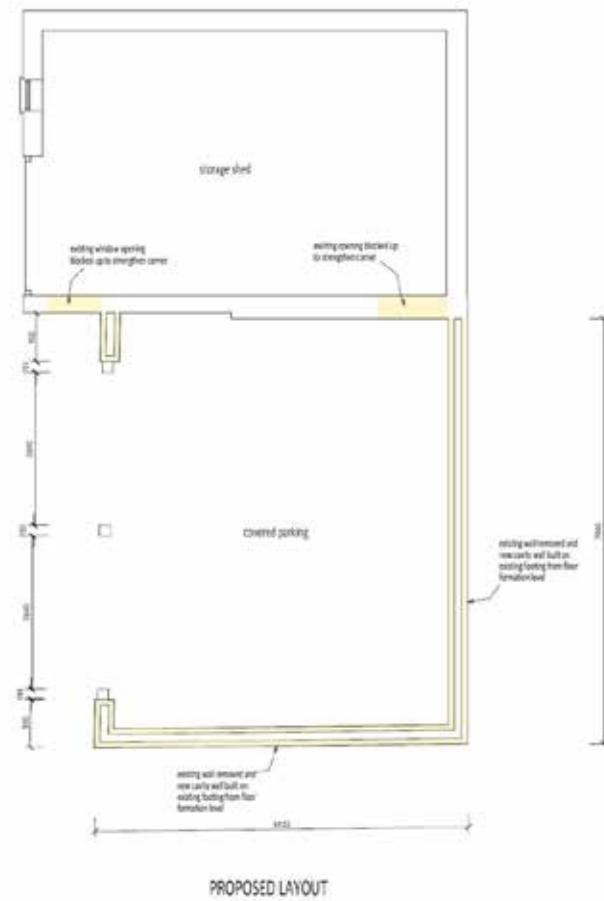
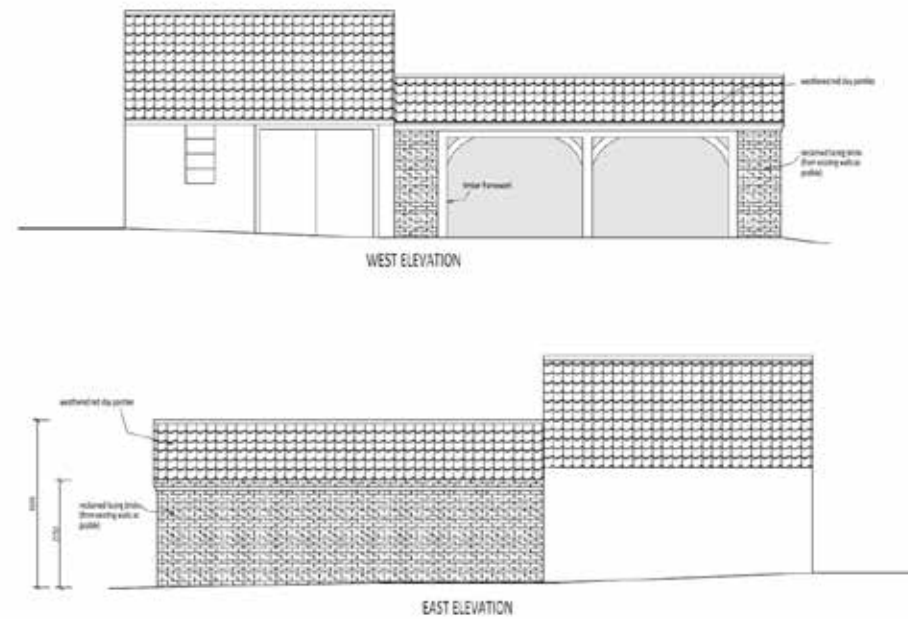


The exterior is every bit as rewarding as the interior. There are two gardens. A gorgeous flint-walled courtyard immediately beyond the kitchen bi-folding doors is the perfect spot for private entertaining. At the rear the large family sized garden is mainly lawned whilst the decking seating area offers the opportunity to establish an outdoor kitchen. Another brick and flint wall spans across the rear where fields behind ensure no overlooking rear neighbours.

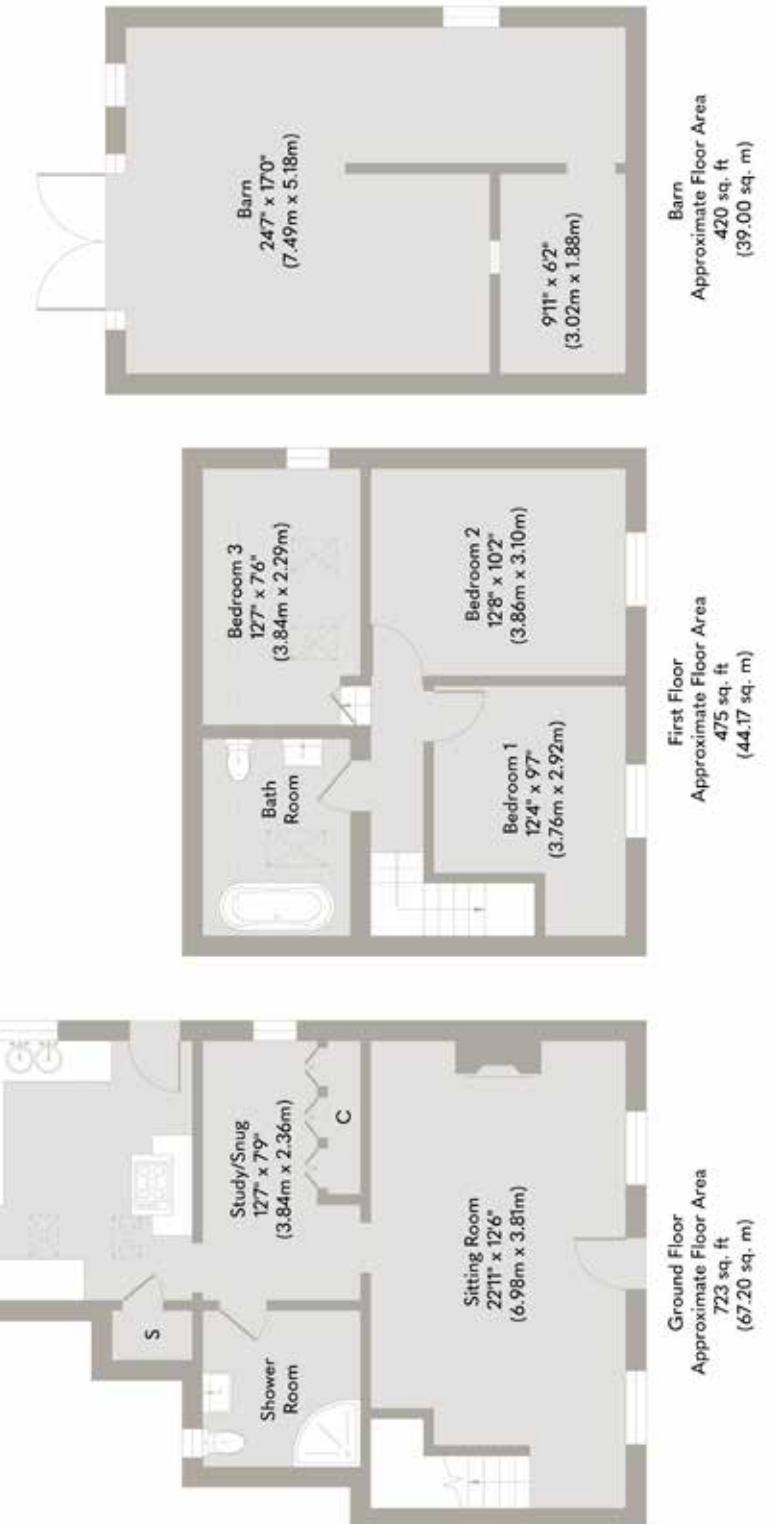
There is a stunning brick and flint barn which works brilliantly as a double sized garage. The roof is in excellent condition and watertight whilst the owners have also fitted bespoke racking and shelving to add yet more storage. There is also full planning granted for a double cart lodge without taking away from the spacious driveway where numerous vehicles can be parked beyond the five bar gated entrance.

This is an outstanding and wonderful home which we look forward to showing you around.





PROPOSED CART SHED EXTENSION TO EXISTING OUTBUILDING



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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West Rudham

COMMUNITY SPIRIT IN A WELL
CONNECTED LOCATION

Conveniently positioned between King's Lynn and Fakenham, the charming village of West Rudham has a junior school and The Duke's Head pub with Cantonese takeaway. Its larger neighbour, the adjoining East Rudham has a well regarded pub and restaurant, The Crown, a tea room and an art gallery, all centred around the village green.

Residents are spoilt for choice when it comes to dining out - within just a few miles are three award-winning pubs and restaurants! There are good secondary schools at Fakenham and King's Lynn.

The lavish Houghton Hall, just two miles away, was built for Sir Robert Walpole, Britain's first Prime Minister, and is fascinating to visit, with its grounds featuring a sculpture park and annual contemporary art exhibitions.

Within easy reach of the sea, West Rudham is well located for the North Norfolk coast and its miles of unspoilt coastline. While sandy beaches are just ten miles away, Fakenham offers the gentle bustle of a market town, and 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 the Vendor



“...a cosy living room, a light, spacious and sociable kitchen, and a garden perfect for entertaining; it's a home for all seasons.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with electric underfloor heating to the kitchen.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 7400-7902-0922-2179-3723

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: /// whoever.uproot.warblers

AGENT'S NOTE

There is a right of way over the first part of the driveway.

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.



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