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THE STORY OF
Fairview Farm
Wretton, Norfolk

SOWERBYS



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Fairview Farm

Wretton, Norfolk
PE33 9QN

Four Double Bedrooms with Character Features

Stunning Open-Plan Kitchen/
Dining/Family Space

Two Cosy Bay-Windowed Reception
Rooms with Log-Burners

Practical Boot Room, Utility, and
Ground Floor Shower Room

Luxurious Family Bathroom with
Bath and Separate Shower

Walk-In Pantry and Ample Storage Throughout

Just Under Two Acres of Gardens
and Paddocks (STMS)

Ideal for Equestrian Use or Rural Recreation

Two Attached Outbuildings
with Potential (STPP)

Idyllic Countryside Setting with
Far-Reaching Views

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With a story written in brick, beam, and breathtaking countryside, Fairview Farm is an enchanting four-bedroom farmhouse that strikes the perfect balance between period character and contemporary comfort - a home lovingly restored with passion and purpose by its current owners.

From the moment you arrive, there's a sense of harmony. The pleasing symmetry of twin bay windows and a central doorway hints at the craftsmanship of the past, while beyond lies a home that embraces modern rural life with open arms. Nestled within just under two acres of idyllic Norfolk countryside, this is a property that doesn't just offer space - it offers a way of life.

While guests may be welcomed through the handsome formal entrance, day-to-day life flows effortlessly via the rear boot room - a wonderfully practical entrance that neatly adjoins a dedicated shower room and utility. These spaces offer a seamless buffer between outdoor adventures and indoor elegance, a dream for countryside living.

Step further inside and the heart of the home reveals itself in spectacular style. The open-plan kitchen/dining/family room is the soul of this house - a space where light pours in from the rear french doors and a characterful bay window, highlighting the textures of exposed brickwork, a wood-burning stove, and the rustic charm of timber finishes. Whether it's family breakfasts, festive dinners, or fireside storytelling, this is a room for every season and every memory. A generous walk-in pantry ensures function meets finesse.

Across the hall, the sitting room echoes the warmth and character, with another bay window and wood burner offering the perfect retreat for evenings in or quiet contemplation.

Upstairs, four generous double bedrooms continue the home's welcoming atmosphere. Two of the principal bedrooms feature elegant fireplaces, adding further charm and personality. A beautifully appointed family bathroom - with both bath and separate shower catering comfortably to modern family life.



Outside, the lifestyle potential continues. Attached to the house, two outbuildings provide superb flexibility - ideal as workshop space, storage, or perhaps future living accommodation (STPP). The land itself is a true highlight, just under two acres of paddock and garden that lend themselves perfectly to equestrian pursuits, hobby farming, or simply the luxury of space to roam, gather, and grow, along with ample parking for multiple vehicles.

Fairview Farm is more than just a home - it's a canvas for your countryside dream, where character meets comfort, and nature meets nurture.



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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Wretton

HISTORIC CHARM NESTLED IN THE HEART OF RURAL NORFOLK

Located amidst the serene landscapes of Norfolk, Wretton exudes a quiet charm that belies its historical significance. Nestled along the banks of the River Ouse, this village has preserved its rural character while offering a glimpse into its rich past.

Originally known for its agricultural roots, Wretton's history stretches back centuries. Similar to nearby King's Lynn, Wretton has seen its fair share of transformations. The village flourished in the Middle Ages, quietly sustaining itself through trade and local industry. Over time, its tranquil ambiance became a draw for those seeking a retreat from urban life.

Today, Wretton remains a picturesque haven, dotted with quaint cottages and historic landmarks. The village center is adorned with centuries-old buildings, each steeped in stories of its past. Its peaceful streets and friendly community reflect a simpler way of life, where time seems to slow down amid the Norfolk countryside.

For those seeking a blend of history and modern convenience, Wretton offers easy access to nearby Cambridge, Peterborough, and Norwich, each less than an hour's drive away. Commuters also benefit from a direct rail link to London King's Cross, making urban escapades remarkably accessible.

Whether exploring its tranquil riverbanks or delving into its historical treasures, Wretton invites visitors to embrace the beauty of rural Norfolk while savoring its timeless allure.



Note from Sowerbys



“... farmhouse that strikes the perfect balance between period character and contemporary comfort...”



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via air source heat pump and wood-burner.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8270-7923-3410-8243-7202

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: ///flight.migrate.skillet

AGENT'S NOTE

The property is owned by a relative of a Sowerbys employee.

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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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