



THE STORY OF

Orchard Holme

Horningtoft, Norfolk

SOWERBYS

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Orchard Holme

Fakenham Road, Horningtoft,
NR20 5DP



Detached Chalet Bungalow

Four Bedrooms

Extended Kitchen/Family Room with
Double-Height Vaulted Ceiling

Large, Dual Aspect Sitting Room

Grounds Extending to Almost Two Acres (STMS)

Stable Blocks and Garaging

Popular Village Location



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“Orchard Holme is spacious, private, and wonderful.”

This wonderful three/four bedroom, detached chalet bungalow is situated on the very edge of Brisley, only a short commute to the very popular Brisley Bell.

Upon entering the property, we arrive into a warm and inviting hallway, the first door on the right leads to the formal dining room, and then onto the sitting room, which stretches to almost the full depth of the property. It is a lovely bright room, thanks to its triple aspect windows, and the feature fireplace adds to the ambience.

Our sellers have recently extended the kitchen to the rear, creating what is now the true hub of the home. There is a double-height, vaulted ceiling and large windows, which not only allow the room to be flooded with light, but gives wonderful views overlooking the grounds of the property. Many evenings are spent in the garden room, from watching the wildlife in the gardens and fields beyond, to settling down and enjoying a movie.

The property also benefits from a utility room, which opens out on the garden.





The three ground floor bedrooms are all well-proportioned and are served by two family bathrooms.

For those that need to work from home or desire the space to enjoy a hobby, the first floor offers a further room, which alternatively could be used as a fourth bedroom.

Outside and to the rear we find grounds that stretch to almost two acres (STMS), which includes stables and sheds at the bottom of the plot.

“...a magnificent view over the paddock, with owls and deer often seen.”





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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ALL THE REASONS



Horningtoft

IN NORFOLK
IS THE PLACE TO CALL HOME



Horningtoft is a small Norfolk village, nestled between the popular market towns of Fakenham and Dereham, and only twenty minutes' drive to the natural beauty and amazing scenery of the north Norfolk Coast.

The neighbouring village of Brisley is a beautiful and unspoilt. Brisley is well-known for its surrounding countryside and the renovated award winning Brisley Bell Inn, which has a first-rate menu and a warm welcome which has earned it multiple awards.

Brisley has a village hall, a well-respected Primary School, and is also in the catchment area of Litcham High School which is one of the best Secondary Schools in the area. The common is owned by the village and is one of

the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.

In the heart of the county, Dereham is a classic market town with a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

If you're looking for quiet rural life, with a plethora of amenities nearby whilst being just 15 miles away from the popular north Norfolk Coast, Horningtoft offers it all.



Note from the Vendor



Brisley Bell

“Brisley is a lovely, friendly village with an award winning pub restaurant, plus it's only 20 minutes from the coast.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating, with underfloor heating to the garden room. Drainage to septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0515-3932-7209-2647-0204

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: ///marbles.seducing.graph

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