



THE STORY OF

Three Gables

Fakenham, Norfolk

SOWERBYS



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Heath Way, Fakenham, Norfolk
NR21 8LW

Luxury Detached Residence Set
within 0.72 acres (STMS)

Four Bedrooms, with Two En-Suites, a
Family Bathroom and Air Conditioning

Secluded Setting on Heath Way

Swimming Pool and Superb Entertaining Space

Electric Gates and Extensive Off-Street
Parking, with Integral Garage

Principal Bedroom with En-
Suite and Air Conditioning

Planning Permission for Detached Three-
Bedroom Single Storey Dwelling

North Norfolk District Council
Planning Reference - PF/26/0096

Excellent Indoor/Outdoor Entertaining Space

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Three Gables is a substantial detached home, occupying a wonderfully private plot of approximately 0.72 acres (STMS) on Heath Way, a private and unadopted road in Fakenham. The road has a particularly secluded feel, with a collection of individual properties and generous plots creating a sense of space and privacy, while remaining conveniently placed for the town and surrounding countryside.

Approached through electric gates, a brick-paved driveway leads into the grounds, with extensive parking for several vehicles and a large integral garage. From the moment you arrive, there is a wonderful sense of scale, with the house sitting comfortably within its sizeable grounds and the gardens and lawns providing private setting.

Internally, the accommodation extends to nearly 3,000 sq ft, with the reception hall leading to a series of impressive and versatile living spaces. At the centre of the home is a superb kitchen and dining room, with a generous footprint. This flows naturally through to the sitting room, creating an excellent connection between the principal living spaces.

Large sliding doors from both the kitchen and sitting room open directly onto the extensive patio and pool terrace. The sitting room is a particularly generous space, while a separate family/media room provides an additional reception room which could be used in a variety of ways, whether as a snug, cinema room, children's space or home office. A useful utility room and cloakroom complete the ground floor accommodation.





A peaceful sanctuary
with all day sunshine
and luxury home life.





The relationship between the house and garden is undoubtedly one of Three Gables' greatest strengths. The main patio provides an exceptional area for outdoor dining and entertaining, with the swimming pool positioned on a raised area beyond. The elevated position of the pool gives it real presence within the garden, while also making the most of the available sunlight. The pool is accompanied by an excellent collection of ancillary buildings, including a dedicated pool room, changing facilities and a studio/garden room.

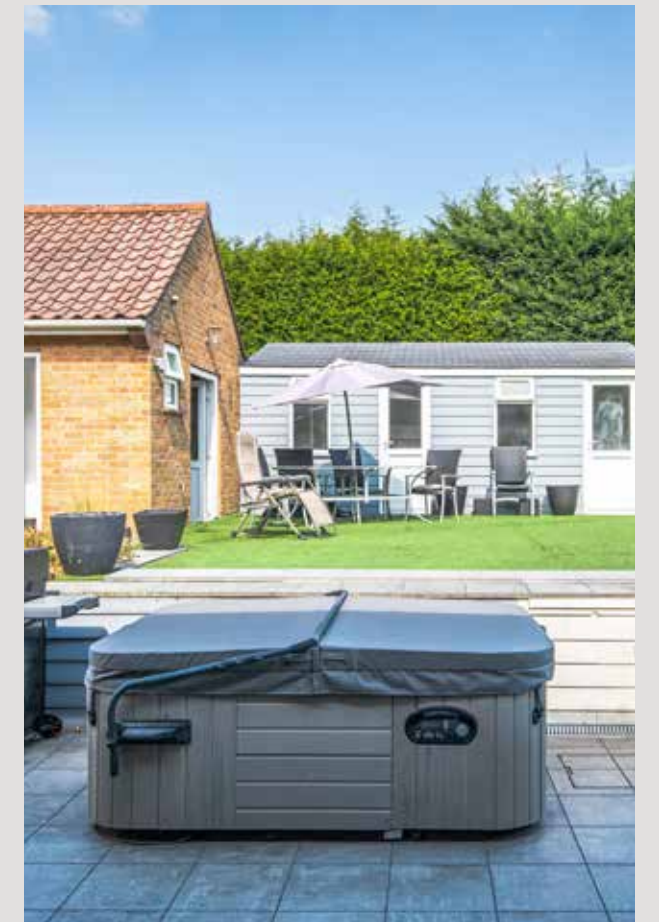
Upstairs, there are four generous bedrooms, with the principal bedroom offering a particularly impressive retreat. It benefits from air conditioning, an en-suite shower room and a Juliet balcony overlooking the front gardens and lawns. Bedroom two also has the benefit of an en-suite shower room, while bedrooms three and four are served by the family bathroom.

There is also a significant further opportunity within the grounds. Planning permission has been granted for a detached three-bedroom single-storey dwelling, providing the possibility of creating a separate home for a relative, guest accommodation, a rental property or another independent dwelling. The approved plans provide for three bedrooms, kitchen/dining room, sitting room, utility and en-suite facilities, together with dedicated parking and turning areas. The site plan shows the proposed dwelling benefiting from its own access off of the original brick paved driveway.

For those looking for something different, the existence of the granted permission also provides an interesting starting point for considering how the opportunity might ultimately be used. A purchaser may wish to build the approved dwelling as proposed or explore a smaller-scale property. For further information regarding the planning permission, please refer to North Norfolk District Council planning reference PF/26/0096.



The front garden enjoys far-reaching views across to Pensthorpe Woods as seen from the Juliet balcony.



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 the Vendor



“The River Wensum is just a short walk away, offering a wonderful setting for riverside walks and enjoying the surrounding countryside.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///ratty.waffle.sailor

AGENT'S NOTE

The owner of this property has a relation who is an employee of Sowerbys.

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SOWERBYS

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