



THE STORY OF
121 Fakenham Road

Houghton St. Giles, Norfolk

SOWERBYS



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121 Fakenham Road

Houghton St. Giles, Walsingham, Norfolk
NR22 6AQ

Grad II Historic Cottage

Substantial Kitchen Dining Room

Oak Ceiling Beams

Large Reception Room

Inglenook Fireplace

Two Double Bedrooms

Separate Garden Annex

Stunning Countryside Views

Off Street Parking

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Nestled within the historic village of Houghton St Giles, this enchanting Grade II Listed cottage perfectly captures the romance of country living while offering all the comforts required for modern life.

The cottage revolves around two wonderfully atmospheric reception rooms, each brimming with character. The kitchen dining room is everything one hopes to find in a Norfolk cottage. Beneath exposed ceiling timbers, the warm tones of the traditional Norfolk pamment tiled floor combine beautifully with the red brick chimney breast, within which an Everhot oven sits proudly at its heart. Adjacent is an equally captivating sitting room where centuries of history seem woven into the very fabric of the building. Ancient beams span overhead while a magnificent inglenook fireplace forms an impressive focal point.

Upstairs, two generous double bedrooms enjoy an abundance of natural light, with the principal bedroom benefiting from an extensive range of fitted wardrobes. Both rooms are blessed with far-reaching views across western countryside. The accommodation is completed by a spacious family bathroom on the first floor, while a practical ground-floor shower room and utility provide additional convenience for everyday living.

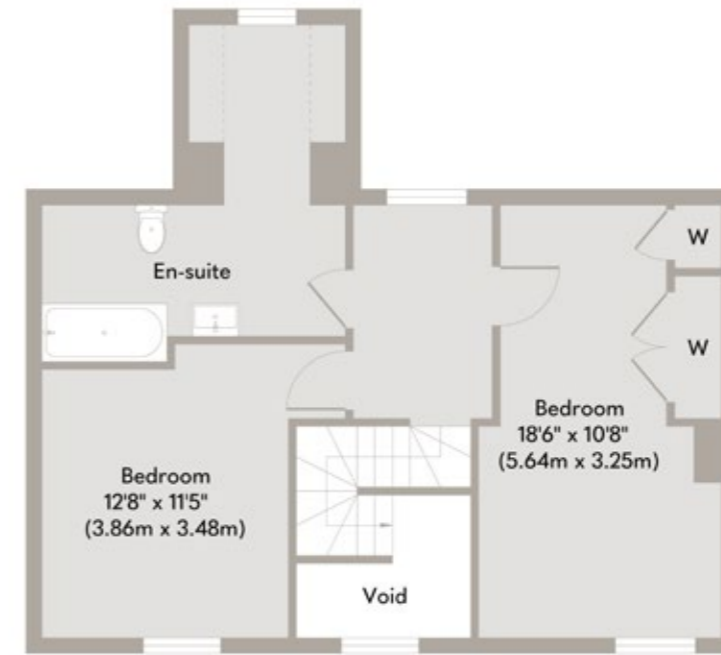
Immediately beyond the kitchen is a wonderfully private and sheltered terrace with steps that rise to a lawned garden where an attractive oak-framed annex sits. Whether used as a home office or gym, it offers remarkable flexibility. Behind, uninterrupted views stretch eastwards across the open farmland of the Walsingham Estate, while the west-facing decked terrace enjoys a glorious outlook towards the tower of St Giles' Church. To the front, gravelled off-street parking provides space for two vehicles.

No 121 is more than simply a cottage; it is a home of North Norfolk, character, history, views, privacy and an exceptional connection to the landscape that surrounds it.

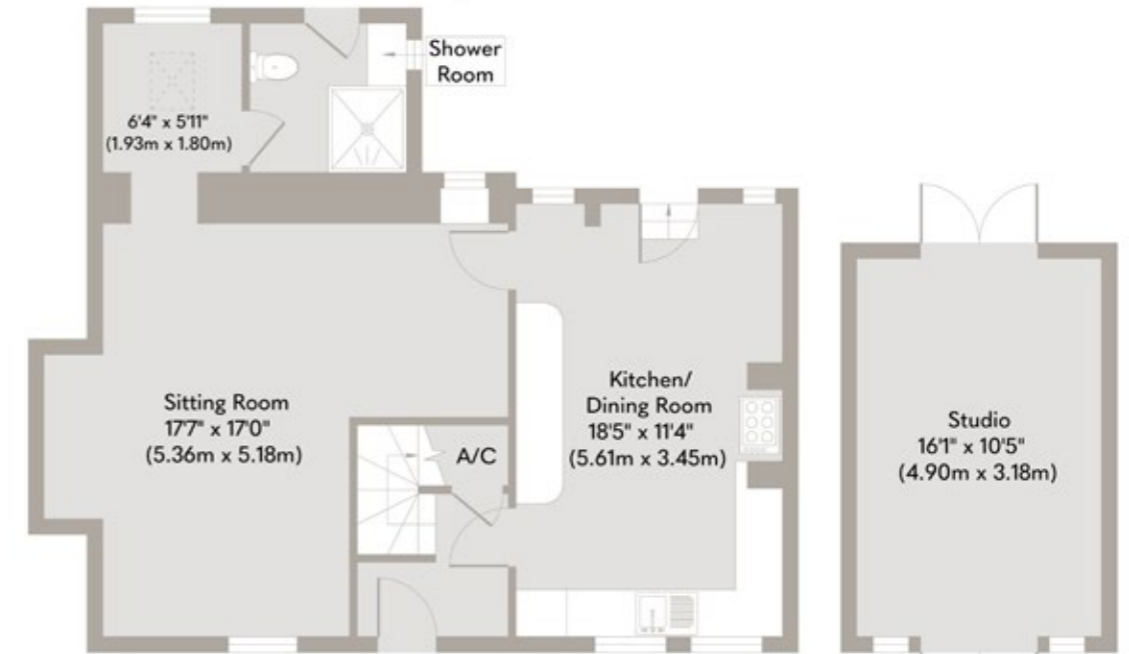


Two generous double bedrooms enjoy an abundance of natural light.





First Floor
Approximate Floor Area
584 sq. ft
(54.25 sq. m)



Ground Floor
Approximate Floor Area
652 sq. ft
(60.57 sq. m)

Outbuilding
Approximate Floor Area
168 sq. ft
(15.60 sq. m)



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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Walsingham

QUAINT VILLAGE WITH SCENIC VIEWS AND CHARMING COTTAGES.

The pretty village of Walsingham attracts pilgrims, artists, birdwatchers and those seeking a slower pace of life.

The village has many fine period cottages, offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

Nearby is wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddle boarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-served with a primary and secondary schools, plus a GP surgery and library.



Note from Sowerbys



“A setting that feels both peaceful and deeply connected to its surroundings.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.
Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9536-4625-0600-0051-2292.

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: ///obscuring.foiled.motivations

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SOWERBYS

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