



THE STORY OF
Kelsey Bottom South Cottage

Fulmodestone, Norfolk

SOWERBYS



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Kelsey Bottom South Cottage

3 Stibbard Road, Fulmodestone
Norfolk, NR21 0LX

Semi-Detached Period Cottage
with Character Throughout

Recently Fully Renovated Property

Rural Setting with Far-Reaching
Countryside and Field Views

Redecorated Throughout including
Newly Installed Kitchen

Multiple Reception Rooms Ideal for
Family Living and Entertaining

Bright Conservatory Overlooking the Gardens

Exceptional Mature Gardens with a Gentle Stream

High Degree of Privacy and Peaceful Surroundings

Garage and One Allocated Parking Space and the
Opportunity to Lease the Adjoining Grassed Area

Offered with No Onward Chain

SOWERBYS BURNHAM MARKET OFFICE

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Tucked away in the idyllic rural setting of Stibbard, surrounded by countryside and field views, Kelsey Bottom South Cottage is a charming period home that offers an enviable Norfolk lifestyle. Beautifully redecorated and recently fully renovated throughout, the cottage has been thoughtfully refreshed, blending its original character with a light, welcoming interior to create a home that is both timeless and effortlessly liveable.

Deceptively spacious, the accommodation offers a wonderful degree of flexibility, making it equally suited to family life, those seeking multi-generational living or anyone looking for a peaceful country retreat. The generous reception rooms provide inviting spaces for everyday living and entertaining alike, while the conservatory enjoys uninterrupted views across the garden, drawing the outside in throughout the seasons.

The gardens are a particular feature of the property. Stretching away from the house and bordered by open countryside, they offer an exceptional sense of space and privacy, with mature planting, established trees and a gentle stream creating a wonderfully tranquil backdrop. Whether hosting summer gatherings, watching children play or simply enjoying the changing landscape, this is a garden that truly embraces its surroundings.

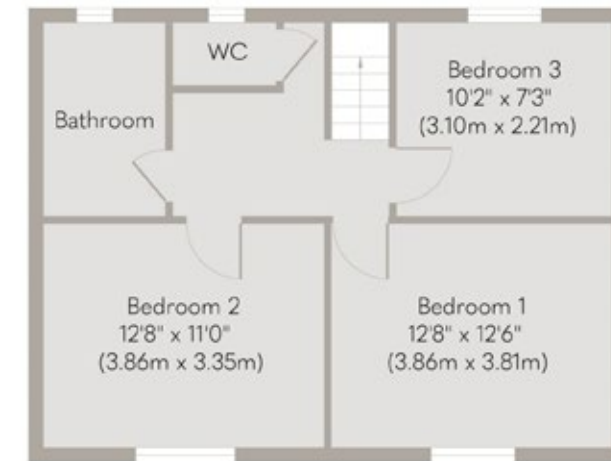
Despite its peaceful setting, the cottage is exceptionally well placed. Stibbard Primary School is a stone's throw away, making the morning school run refreshingly simple, while the thriving market town of Fakenham is just ten minutes by car, offering an excellent selection of independent shops, supermarkets, cafés and everyday amenities. Beyond, the spectacular North Norfolk coastline awaits, with Wells-next-the-Sea and its sandy beach, Pinewoods and vibrant quay just twenty minutes away.

Offered to the market with no onward chain, Kelsey Bottom South Cottage presents a rare opportunity to enjoy the very best of country living; a home where period charm, generous gardens and an outstanding rural setting combine to create something truly special.

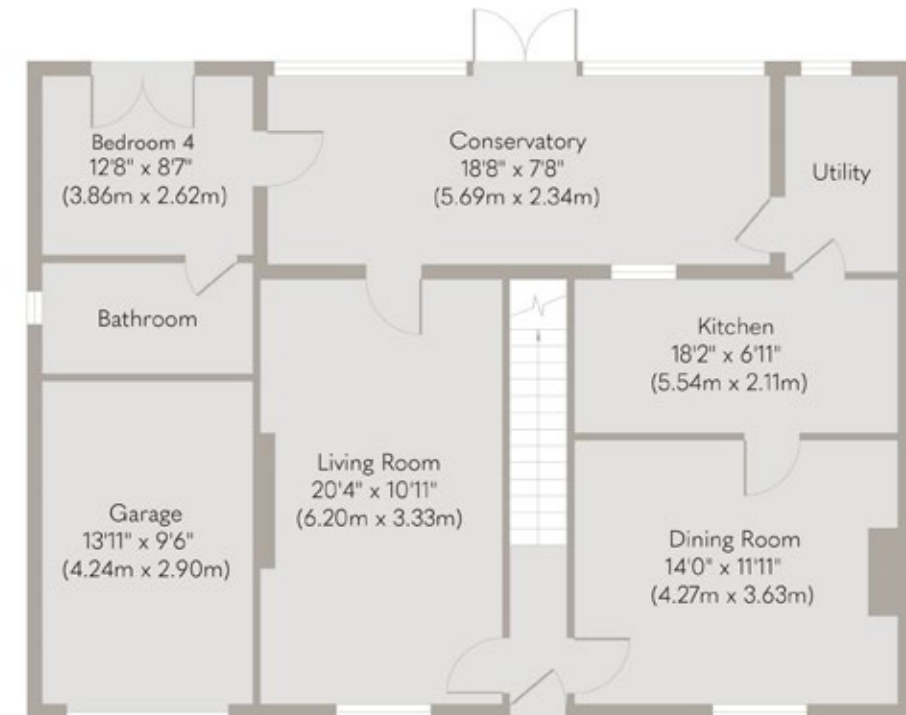


Wonderfully flexible accommodation for family life, multi-generational living or a peaceful country retreat.





First Floor
Approximate Floor Area
492 sq. ft
(45.70 sq. m)



Ground Floor
Approximate Floor Area
1,093 sq. ft
(101.54 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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Fulmodestone

CHARMING VILLAGE LIFE NEAR NORFOLK'S BEST ATTRACTIONS

Fulmodeston or Fulmodestone is a small rural village situated a short distance from the market town of Fakenham. At the centre of the village is a church and village hall, originally the local primary school, which now holds various local functions and activity groups.

Fakenham has been voted the 7th best place to live in Britain by Country Life magazine. It is a market town in central Norfolk - halfway between King's Lynn and Norwich. It has a Thursday market that dates back to 1250 and a Farmers Market on the last Saturday of each month with great locally grown organic produce! It is often called the Gateway to the North Norfolk Coast as it is well positioned for the coast and other local attractions like Pensthorpe Waterfowl Park and Fakenham Racecourse.

Easy to get to are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in Fakenham including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls. Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



Note from Sowerbys



“A wonderfully tranquil backdrop of mature trees, established planting and a gentle stream.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via cesspit shared with neighbouring property.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref: 9115-3041-5208-3174-0200

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: ///explained.handbook.crispy

AGENTS NOTE

The property includes one allocated parking space, with the opportunity to lease the adjoining grassed area for additional parking at a cost of £120 per annum.

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

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