



The Street, Little Ryburgh - NR21 0LS



The Street

Little Ryburgh, Fakenham

Nestled in a picturesque rural setting, this CHARMING DETACHED BRICK & FLINT COTTAGE offers a perfect blend of period character and modern comfort, surrounded by ROLLING FIELD VIEWS that create an idyllic countryside retreat. Step inside via the welcoming entrance porch and discover a spacious 17' DUAL ASPECT KITCHEN/DINING ROOM, ideal for family gatherings and entertaining guests, with ample natural light streaming in from both sides. The inviting OPEN SITTING ROOM features a striking RED BRICK FIREPLACE as its focal point, flowing effortlessly into a delightful GARDEN ROOM EXTENSION, perfect for relaxing whilst enjoying views of the garden. A separate STUDY/SNUG SITTING ROOM provides a versatile space for home working or quiet evenings. Upstairs, TWO DOUBLE BEDROOMS offer generous accommodation alongside a SEPARATE WC with the main bathroom situated on the ground floor for added convenience. Throughout, the cottage boasts a thoughtful layout, creating a sense of privacy and comfort in every room. The property is further enhanced by



a FULLY ENCLOSED REAR GARDEN, ensuring peace of mind for families and pet owners alike, whilst a LARGE SHINGLE DRIVEWAY provides AMPLE OFF ROAD PARKING for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Charming Detached Brick & Flint Cottage
- Surrounded By Rolling Field Views
- Large 17' Dual Aspect Kitchen/Dining Room
- Open Sitting Room With Red Brick Fireplace & Garden Room Extension
- Separate Study/Snug Sitting Room
- Two Double Bedrooms Alongside Separate WC On The First Floor
- Fully Enclosed Rear Garden
- Large Shingle Driveway Giving Ample Off Road Parking

Little Ryburgh sits in the very heart of the award winning Wensum Valley, only a handful of miles inland from the beautiful north Norfolk coast. A stones throw from the river bank stands St. Andrew's Church, with its distinctive round tower dating back to the late 11th century.



Little Ryburgh is located only a few miles from the historic market town of Fakenham, whose weekly Thursday market is still a highlight for locals and tourists alike. A mile to the north of the village is Pensthorpe Nature Reserve, which was the home of BBC Springwatch for several years, and is an award winning tourist attraction in its own right.

SETTING THE SCENE

The property sits back from the street with a low level timber fence and five bar swinging gates opening to reveal a shingle driveway with suitable parking for multiple vehicles. To the left hand side of the home, access comes to a handy external storage space where the boiler is currently housed with two access points to the main building.

THE GRAND TOUR

Stepping inside a stable door opens neatly into a porch style entrance with the main living accommodation situated ahead. The main living area comes in the form of an open sitting room with feature red brick fireplace housing a cast iron fire and exposed wooden beams upon the ceilings. To the rear of the room a handy garden room extension adds to the usable floor space with French doors opening into the rear garden whilst to the side of the home a historic garage conversion creates further living space in the form of a snug or study with access to the front of the home. To the left hand side of the sitting room, stairs take you towards the first floor whilst just behind these a three piece family bathroom suite is offered with rainfall shower head mounted over the roll top bath with tiled flooring.

To the very end of the home a 17' kitchen and dining room is set upon tiled flooring opening up to leave more than enough room for a formal dining table with a mixture of wall and base mounted cabinetry set behind this with rolled edge work surfaces and tiled splashbacks.

The first floor landing gives access to each of the bedrooms within the home, both of which being double rooms easily accommodating a double bed and additional storage solutions. The central landing could potentially be utilized as a third bedroom however currently is mainly used as an access way to the two piece WC situated through a lockable door to the rear of the home.

FIND US

Postcode : NR21 0LS

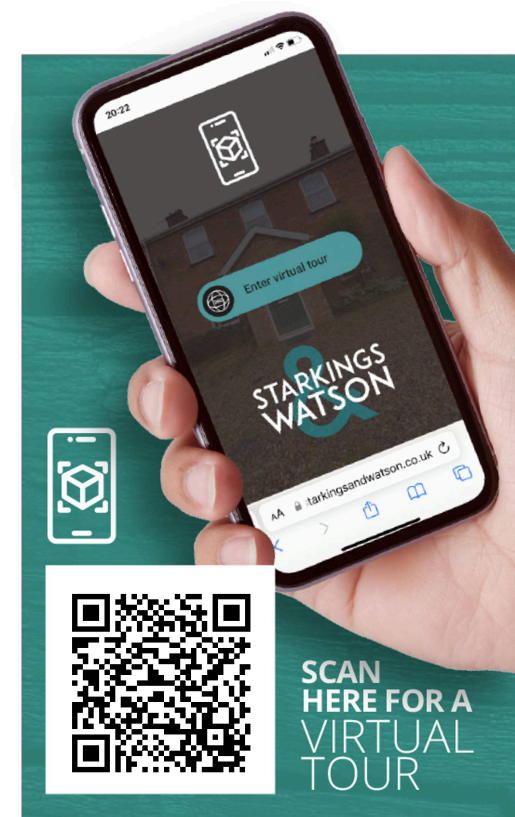
What3Words : ///ambushed.couriers.shorts

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Please be aware the property is heated with Oil Central Heating and operates with a Septic Tank in the rear garden.







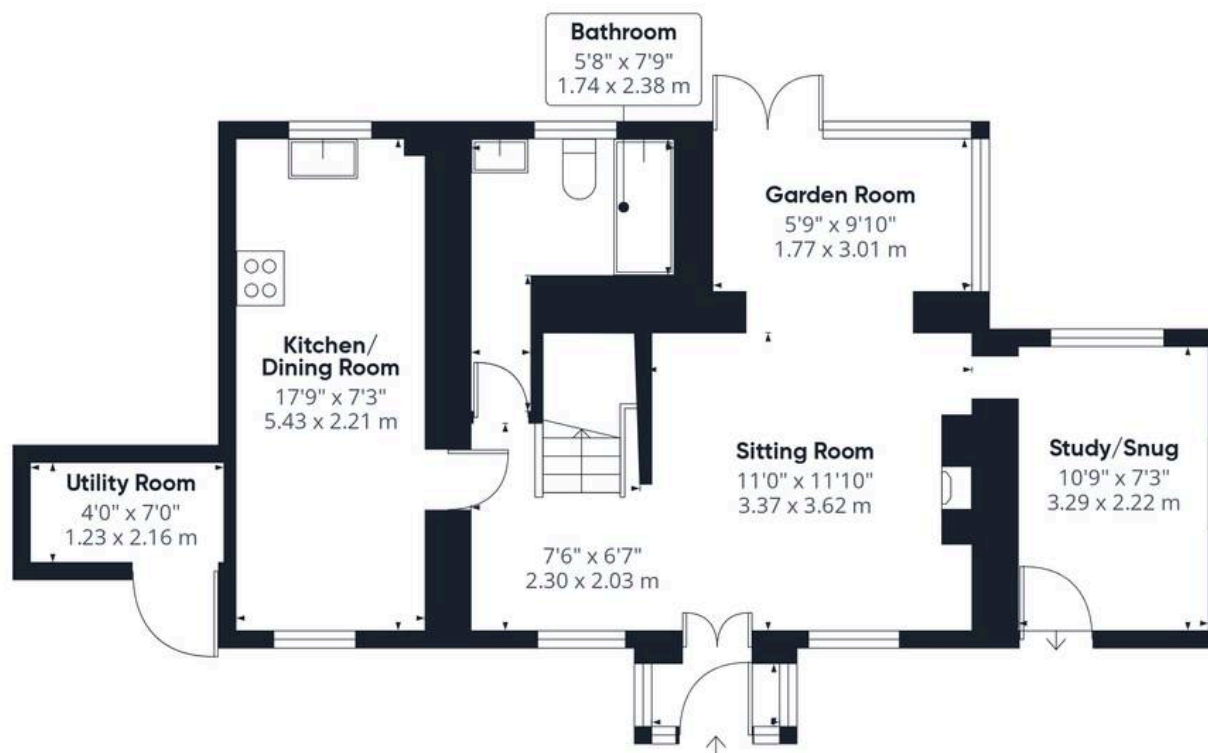
GARDEN

THE GREAT OUTDOORS The rear garden is fully enclosed to both sides and the rear with timber panel fencing where an open lawn space gives way to a raised wooden deck seating area with external timber storage shed and side access gate to the road.

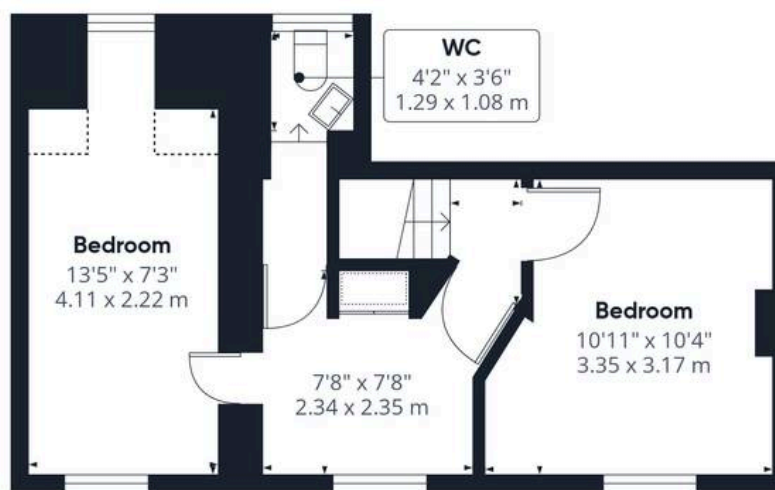
DRIVEWAY

2 Parking Spaces





Ground Floor



Floor 1



Approximate total area⁽¹⁾

872 ft²

81 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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