



THE STORY OF

Sentinel Lodge

Thursford Norfolk

SOWERBYS



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Sentinel Lodge

The Meadows, Thursford, Norfolk
NR21 0BP

Detached Barn Style House

Four Bedrooms

Three Bathrooms

Very Private Location

South Facing Garden

Covered Outdoor Eating Area

Wood Burner

Yields 25k Per Annum as a Successful Holiday Let

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Created as the perfect setting for family holidays, this lodge has also been enjoyed by many returning guests over the 18 years since it was built.

Set within an exceptionally private plot, the property is best entered via the boot room - ideal for shedding muddy boots or sandy sandals after a day exploring North Norfolk. The ground floor is largely open plan and sociable, with a kitchen/dining area seating eight (and more for special occasions). From the sink, you can look out over the garden and keep an eye on children at play.

At the other end, the space opens into a full-width seating area. A log burner creates a cosy winter retreat, while French doors invite in a cooling breeze on warm summer days. There's also a ground floor single bedroom, along with a shower room and WC.

Upstairs are three further double bedrooms, including a principal with en-suite, plus a family bathroom.

Outside, the south-facing garden features a covered patio just off the living area, perfect for relaxed, all-weather BBQs - and there is private parking for at least four cars.

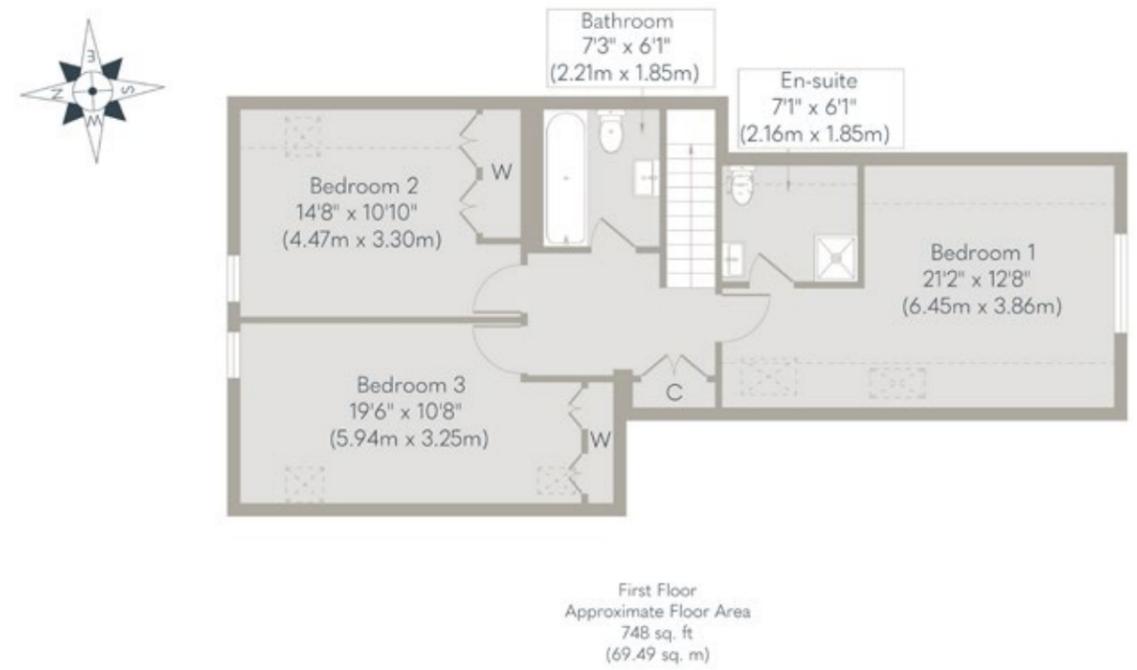
Sentinel Lodge has created many happy memories over the years. Much loved by both its owners and returning guests, it's especially prized for its peace, tranquillity, and abundant wildlife, with pheasants, hares, deer and owls all frequent visitors.





The home was designed around sharing with family and friends.





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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Thursford

A QUIANT VILLAGE WITH CHARM AND HISTORICAL RICHNESS



A small rural village, Thursford is tucked away between Fakenham and the north Norfolk coast.

The village has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.



Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.



Note from the Vendor



“Our favourite place nearby is Wells, for beach walks, arcades and fish and chips at French's.”



SERVICES CONNECTED

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

COUNCIL TAX

The property is registered as a small business and as such is not liable for Council Tax. It would normally be a Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0300-2960-7340-2474-1751.

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: ///only.stylist.thrillers

AGENT'S NOTE

1. The property was granted Planning Permission with the following condition" The dwelling hereby permitted shall be used for holiday accommodation purposes only and shall not be used as the sole or main residence of the occupiers."
2. The owner of this property is an estate agent and an employee of Sowerbys.

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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