



THE STORY OF

St. Andrew

Thursford, Norfolk

SOWERBYS



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St. Andrew

Hindringham Road, Thursford, Norfolk
NR21 0BL

Attractive Gated Grounds of Approximately 2
Acres, Including a 1 Acre Paddock (STMS)

Spacious, Flexible Accommodation

Two Reception Rooms

Large Kitchen

Utility Room

Four Bedrooms, with Principal En-Suite

Striking Exterior Original Features

Grade II Listed

Semi-Rural Setting

Close to the Coast and Holt

Substantial Outbuilding

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St. Andrew has been a much loved family home for many years and has now come onto the market. This impressive Grade II Listed former rectory was transformed from a barn into a house in the mid 19th century by the St Andrew's Church patrons at Thursford Hall. The building includes wonderful 4-light arched casement windows, crow stepped gables, Gothic round chimney stacks and attractive diamond diaper blue brickwork. At one time, the house would have had far reaching field views but now sits in discreet grounds of approximately 2 acres (STMS) surrounded by trees and high hedging, offering a degree of privacy.

The gardens are a particular feature having been well maintained and nurtured over the years. Within the plot is a 1 acre paddock, and there are many mature trees and shrubs throughout the grounds. In addition, there are a number of sheds and small outbuildings as well as a double garage and dovecote building offering a generous footprint for further potential uses (subject to gaining the necessary planning consent).

The house itself has plenty of scope to create a spacious family home. Currently the accommodation consists, in brief, of two reception rooms both with wood-burners, a large well-fitted-out modern kitchen with an Aga, utility room, study and cloakroom. A first floor landing leads to four good size bedrooms (one with dressing area and en-suite) and a large family bathroom.

Important buildings such as St. Andrew rarely come onto the market in this location making this a truly unique opportunity.







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.

Thursford

A QUAINT VILLAGE WITH CHARM AND HISTORICAL RICHNESS

A small rural village tucked between Fakenham and the North Norfolk coast, Thursford is best known as the home of the world-famous Thursford Collection, one of Norfolk's most celebrated attractions. Renowned for its extraordinary collection of steam engines, mechanical organs and vintage fairground rides, the attraction also hosts the hugely popular Christmas Spectacular, Santa's Magical Journey and seasonal events that draw visitors from across the country.

Despite its peaceful rural setting, Thursford offers a handful of everyday amenities including St Andrew's Church, a garage and the well-regarded The Crawfish Inn, a long-established Thai restaurant and pub known locally for its authentic cuisine and welcoming atmosphere.

The nearby market town of Fakenham provides supermarkets, independent shops, a cinema, schools and a traditional Thursday market that continues to serve the town centre, alongside a popular monthly farmers' market. Fakenham's rich industrial heritage can still be explored via the Lancaster Heritage Trail, where plaques and historic printing blocks reveal the town's past as a nationally important centre for printing and agriculture.

Just eight miles away lies the elegant Georgian town of Holt, renowned for its independent boutiques, galleries, cafés and restaurants, as well as the highly regarded Gresham's School. The stunning North Norfolk coastline is also within easy reach, with destinations such as Wells-next-the-Sea, Holkham and Blakeney offering expansive sandy beaches, salt marshes, coastal walks and sailing opportunities.

Combining countryside tranquillity with excellent access to the coast and market towns, Thursford remains one of North Norfolk's most distinctive and well-loved villages.



Note from Sowerbys



“...in generous grounds and surrounded by trees and hedging, the property is in a wonderfully private setting.”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 6790-8446-0122-3694-3063

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: ///fallen.spike.dressings

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SOWERBYS

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