



**The Street, Sculthorpe, Fakenham, NR21 9QD**

**welcome to**

**The Street, Sculthorpe, Fakenham**

\*AUCTION 28TH JULY 2026\* Charming two-bedroom cottage in the sought-after village of Sculthorpe, featuring a cosy lounge with wood burner, spacious kitchen/diner, private garden and no onward chain, ideal for those seeking character and countryside living.



## Accommodation

### Entrance Hall

Door to the front, double glazed windows to front and sides and tiled flooring.

### Lounge

Exposed brick wall with inset fireplace, cast iron fuel burner, door to staircase, understairs storage cupboard, radiator and window to the front.

### Kitchen/Dining Room

Kitchen with wall and base units, inset sink unit, tiling to splashback areas, recess for electric cooker with extractor over, space and plumbing for washing machine, recess for under worksurface refrigerator, laminate flooring, radiator, cast iron solid fuel burner on hearth, built in cupboard and shelved recess, exposed ceiling beams, window to rear and door to rear garden.

### First Floor Landing

Radiator and loft access.

### Bedroom One

Radiator and window to the front.

### Bedroom Two

Radiator and skylight window.

### Bathroom

Suite comprising panelled bath with electric shower over, vanity unit with inset wash basin, WC, heated towel rail, laminate flooring, airing cupboard and window to the rear.

### Storage

Door and window to the front.

### Wc

WC, door and window to the front.

### Outside

To the front of the property is a gravel garden with brick wall and mature hedging. The rear garden is mainly laid to lawn with patio area and shrub borders.

### Agent Notes

Heating: Oil & Wood Burner

## Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

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The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

## Information

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care

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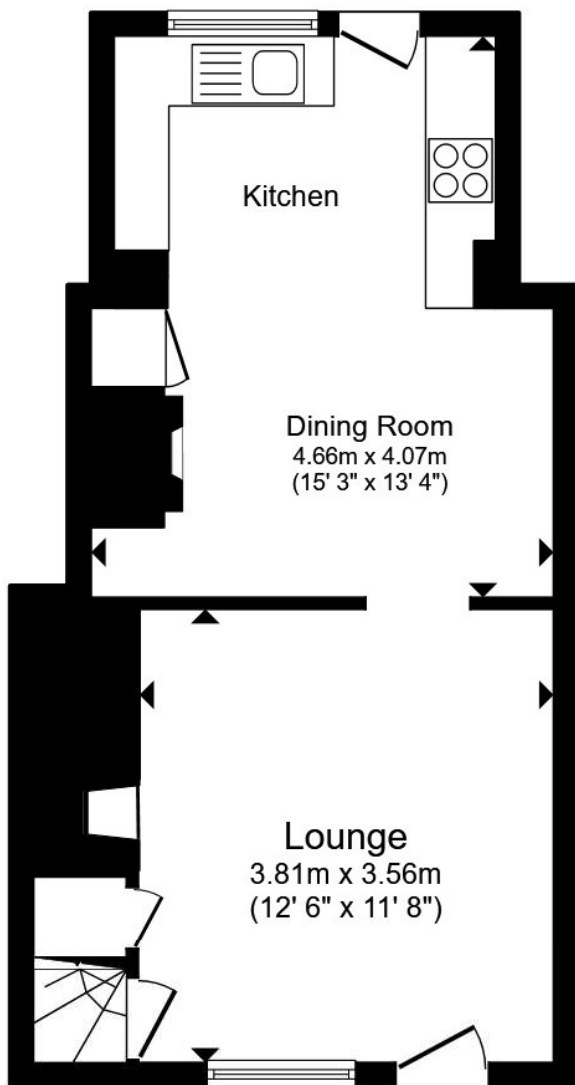
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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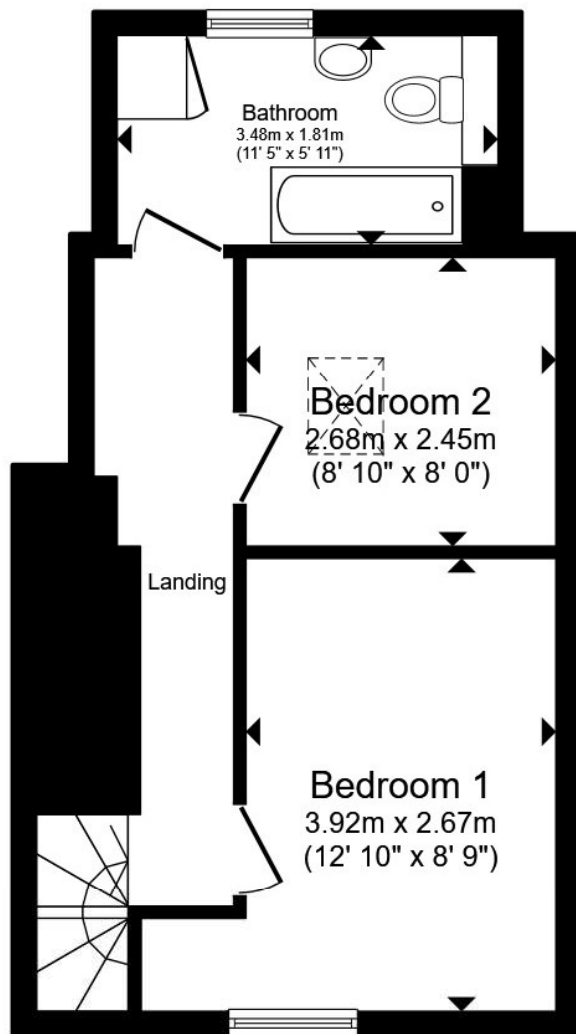


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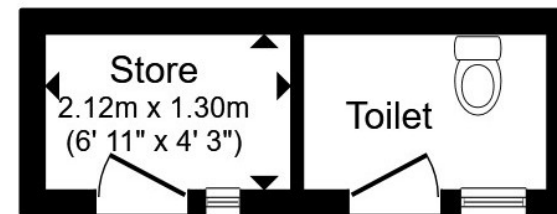




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 75.5 m<sup>2</sup> (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## The Street, Sculthorpe, Fakenham

- AUCTION 28TH JULY 2026
- GUIDE PRICE £160,000 PLUS
- Charming Two Bedroom Cottage
- Spacious Accommodation
- Oil Fired Central Heating

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

# £160,000



Please note the marker reflects the  
postcode not the actual property

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