



61 Moor Lane, Sculthorpe

Fakenham



Minors & Brady

61 Moor Lane

Sculthorpe, Fakenham

Set within a peaceful and well-regarded part of Sculthorpe, this attractive detached home occupies a central position within its plot and enjoys far-reaching countryside views. Offering generous and highly flexible accommodation across two floors, the property has been carefully maintained and thoughtfully arranged to suit a variety of lifestyles. The balance of reception space and bedroom accommodation allows the home to adapt easily, whether for family living, hosting guests, or creating dedicated work or leisure areas. With a warm and welcoming feel throughout, the property combines character features with practical living, all while taking full advantage of its picturesque surroundings.

Its setting, paired with the versatility of the layout and the quality of the space on offer, makes this a home that will appeal to those seeking both comfort and a strong connection to village life.



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- Attractive detached home set within a peaceful and sought-after village setting
- Well-designed kitchen/breakfast room forming the heart of the home, with direct side access
- Spacious lounge featuring an open fireplace, creating a warm and inviting focal point
- Flexible layout with dining room offering potential as a games room or fourth bedroom
- Separate west-facing snug with log burner, enjoying views across the garden and open countryside
- Three generous double bedrooms, including a private first floor principal suite with ensuite
- Established south-facing rear garden with mature planting and a summer house
- Gated driveway providing secure off-road parking, alongside a garage
- Positioned to enjoy uninterrupted countryside views, offering a true sense of rural living

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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Location

Located in the village of Sculthorpe, Moor Lane offers a rural setting surrounded by open Norfolk countryside while remaining within easy reach of everyday amenities. The nearby market town of Fakenham provides a range of supermarkets, shops, cafés, and essential services, along with schooling options and leisure facilities. The area is well connected via road links to the North Norfolk coast, including Wells-next-the-Sea and Holkham, known for their expansive beaches and coastal walks.

Sculthorpe itself has a strong sense of community and is home to a well-regarded pub, while the surrounding countryside offers a variety of walking routes and wildlife-rich landscapes. This setting combines a quieter village lifestyle with convenient access to both market town amenities and the coastline.

Moor Lane

Stepping inside via the side porch, the home opens into a spacious kitchen/breakfast room, forming a practical and sociable hub of the home with ample worktop space, storage, and room for dining. From here, a central hallway provides access to the main living areas. The lounge is a warm and inviting space, centred around a feature open fireplace, ideal for relaxing evenings.



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To the rear, a separate snug enjoys a west-facing aspect with views across the garden and surrounding countryside, complete with a log burner that enhances the cosy feel of this room.

The ground floor continues to offer flexibility, with a generous dining room that can easily serve as a games room or occasional fourth bedroom if required. Two well-proportioned double bedrooms are also located on this level, alongside a family bathroom, making the layout particularly adaptable for multi-generational living or guests.

Upstairs, the principal bedroom provides a peaceful retreat, benefitting from its own en suite bathroom and elevated views across the surrounding countryside, creating a private and restful space away from the main living areas.

Externally, the property is equally appealing. The rear garden enjoys a south-facing aspect and has been well established, featuring a lawn, mature borders, and a summer house, offering a pleasant setting for outdoor dining or relaxation. To the front, gated off-road parking and a garage provide practicality and convenience.

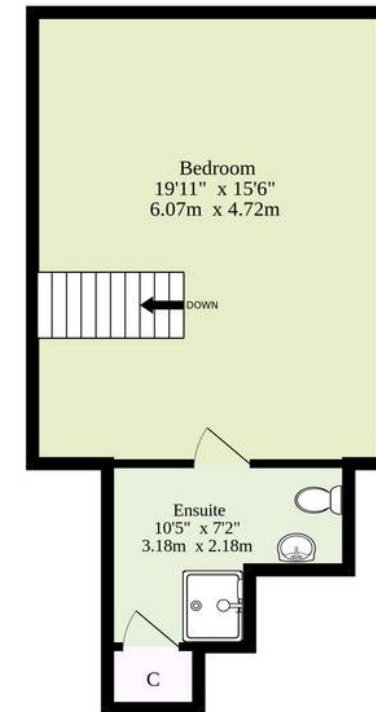
Having been a much-loved home for many years, this is a property that offers both immediate comfort and future potential, all set within a desirable village location surrounded by open countryside.



Ground Floor
1328 sq.ft. (123.4 sq.m.) approx.



1st Floor
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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