



Thetford Road, Fakenham Magna

Sheridans



Thetford Road, Fakenham Magna IP24 2QX

Guide Price £695,000

A detached Grade II listed cottage providing charming accommodation with outdoor pool and private gardens. In excess of 0.4 of an acre.

Understood to have been built in the early 17th century as part of the Euston Estate and extended in recent years, Pump Green Cottage is a delightful home retaining a wealth of original features including exposed timbers, studwork and Inglenook fireplace. The house has been much improved by the current owner including a luxurious en-suite bathroom with a stunning copper bath.

Benefitting from oil fired central heating, the accommodation currently comprises; entrance door opening to Entrance Hall: Oak staircase with glass balustrade off to first floor and door to Cloakroom: with WC and wash basin. Door to Utility: with a range of units, sink and window to front. Hallway opening to Kitchen: fitted with a range of units providing plenty of drawer and cupboard space beneath wooden preparation surfaces with a range oven. Windows to front and back with stable door to rear garden. Brick arched opening through an original fireplace leading to Dining Room: an ideal area for entertaining with window to front and open plan to the main Sitting Room: a delightful reception area with large red brick Inglenook fireplace with wood burning stove, wooden flooring. Stairs to first floor. Door to fourth bedroom and Study which overlooks the swimming pool area and has windows to front. Bathroom: refitted white suite comprising bath, large shower enclosure, WC, double wash basin window to front.

Stairs from hall to Master Suite: a huge dual aspect bedroom with

many exposed timbers and of particular note is the en-suite bathroom with a fabulous free standing copper bath. There are two further first floor bedrooms, separately accessed from second staircase in sitting room and an en-suite cloakroom completes the accommodation.

Outside

The house is approached along a wide expansive driveway providing off road vehicle parking for numerous vehicles, turning space and access to the detached triple garage. A red brick building measuring 27ft x17ft. The gardens are situated to the front, side and rear and are mostly laid to lawn whilst stocked with an abundance of mature trees and shrubs. The gardens have been professionally landscaped resulting in a beautiful outlook to the rear of the house including an outdoor swimming pool, terrace and ornamental pond. All in excess of 0.44 of an acre (s.t.s).

Location

The property is set back from the road through the village backing onto open countryside. Fakenham Magna is a small village, situated adjacent to the Euston Estate and within 11 miles of Bury St Edmunds and provides convenient access to the main road and rail networks and London via the M11 motorway.

Directions

When entering Fakenham Magna along the A1088 from the direction of Bury St Edmunds and Ixworth, the entrance to Pump Green Cottage will be found on the left opposite the turning for Bardwell on the right.

3 What Words [///hiker.tasks.mint](https://hiker.tasks.mint)

Services

- The property was re-thatched and re-dressed in 2025
- Professionally beautifully landscaped gardens to an exceptional standard
- Kitchen/breakfast room
- Sitting room with Inglenook fireplace and stove
- Dining room
- Utility and Cloakroom
- Study
- Large master suite, stunning en-suite with copper bath
- Three further bedrooms, (en-suite cloakroom) bathroom
- Triple garage/potential studio, swimming pool, private gardens, all in about 0.4 of an acre

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

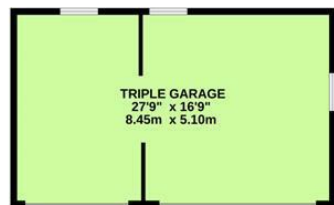
Council tax band F.

Broadband speed: Up to 80 mbps available (Source Ofcom)
Superfast is now available in the area.

Mobile phone signal for: EE, Three, and O2 (Source Ofcom)

Flood Risk: No Risk



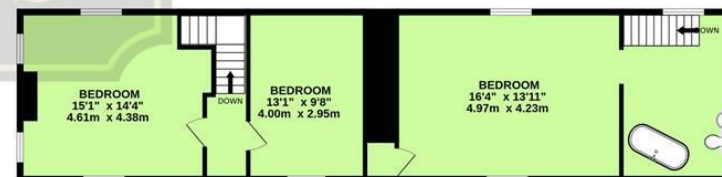


FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1948sq.ft. (181.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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