



THE STORY OF

# Rathlin

*East Bilney, Norfolk*

SOWERBYS



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# Rathlin

Fakenham Road, East Bilney, Norfolk  
NR20 4HT

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Popular Village Setting

Over 1/4(STMS) Acre Private Plot

Double Garage and Ample Off Road Parking

Multiple Reception Rooms, Including  
23ft Dual Aspect Sitting Room

Modern Fitted Kitchen with  
Integrated Appliances

Five Double Bedrooms and Further  
6th or Dressing Room

Set a Short Drive From the Market  
Towns of Dereham and Fakenham

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Rathlin is an impressive detached family home set within a generous private plot of over a quarter of an acre, positioned in the well-regarded Norfolk village of East Bilney. Offering over 2,500 sq. ft. of versatile accommodation, the property has been thoughtfully designed to suit modern family living, combining spacious reception areas with flexible bedroom arrangements and extensive outdoor space.

The home is approached via a substantial driveway providing off-road parking alongside a detached double garage, while the mature plot creates an excellent sense of privacy rarely found in village settings. Internally, the property offers a balance of living and entertaining space, including a striking 23ft dual aspect sitting room filled with natural light, together with additional reception rooms that provide flexibility for formal dining, home working, family living or playroom use.

At the heart of the home is a modern fitted kitchen complete with integrated appliances and ample storage, perfectly suited to both day-to-day family life and entertaining. The overall layout has been designed with practicality in mind, offering accommodation that can evolve with changing family requirements.

To the first floor, the property has five well-proportioned double bedrooms, complemented by a further sixth bedroom or dressing room, offering excellent versatility for larger families, guest accommodation or those seeking dedicated home office space.

Outside, the established gardens enjoy a high degree of privacy and provide excellent space for outdoor entertaining, children's play or simply enjoying the peaceful surroundings. The sizeable plot further enhances the appeal of the property, offering a semi-rural feel whilst remaining conveniently accessible.



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Designed with practicality in mind  
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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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# East Bilney

A QUIANT VILLAGE WITH HISTORICAL CONNECTIONS

With a local medieval church and a community spirit, East Bilney is popular Norfolk location.

The local Medieval church of St Mary is a grade II listed building which was restored and largely rebuilt in Victorian times. A stained-glass window is dedicated to the memory of martyr Thomas Bilney who was born in the village in 1495. The village sign is copied from this window.

The village is situated approximately seven miles south of the market town of Fakenham and six miles north west of Dereham, both of which have regular farmers markets and excellent shopping facilities.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on an ancient road with 1,000 Roman coins discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.



## Note from Sowerbys



“Mature plot creates an excellent sense of privacy”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:-2975-1009-6208-0837-1200

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: ///scanning.discusses.vent

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# SOWERBYS

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