



THE STORY OF
Lawrence House
Colkirk, Norfolk

SOWERBYS



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Lawrence House

Market Hill, Colkirk
Norfolk, NR21 7NU

Detached Four Bedroom House

Over 3,000 Sq. Ft. Generous Entertaining Space

Home Office and Library

Large Kitchen, Dining and Family Room

Double Garage

Off Street Parking

South Facing Garden

Private Village Location

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Positioned quietly on the northern edge of the pretty and peaceful North Norfolk village of Colkirk, Lawrence House occupies an enviable central position within its generous quarter-acre plot (stms).

A substantial family home extending to more than 3,000 sq. ft. and arranged over three floors, this is a house that has been thoughtfully designed around the demands of modern family life, combining wonderfully generous living spaces with a sense of warmth, comfort and practicality.

From the moment you step inside, the large and welcoming central entrance hall creates an immediate sense of space and provides the perfect introduction to what lies beyond.

To one side is the heart of the house: an exceptionally generous kitchen, dining and family room. Triple-aspect and flooded with natural light throughout the day, this is a room that feels equally at home hosting a large gathering or simply accommodating the everyday rituals of family life. French doors open directly onto the south-facing garden, creating an effortless connection between inside and out, while a separate utility room adds an invaluable layer of practicality.

But it is perhaps the versatility of this room that makes it so special. This is the place where the day begins over coffee at the kitchen island, where neighbours might stop for a chat, where friends gather around the table for supper and where the stories of the day are shared as children sit down to eat. It is quite simply the natural hub of Lawrence House and the room around which family life revolves.

On the opposite side of the entrance hall is the drawing room, a wonderfully comfortable and more formal reception space centred around a log burner set within a traditional fireplace. Warm and inviting, this is the room to retreat to after a long winter's day, drawing the curtains, lighting the fire and settling down together for a favourite film. It provides the perfect counterpoint to the sociable openness of the kitchen and family room.





The first floor is dedicated largely to the bedrooms, with a particularly impressive principal suite providing a wonderful private sanctuary. Alongside the bedroom itself is a large walk-in dressing room and a beautifully appointed en-suite bathroom. Two further double bedrooms occupy this floor and share the family bathroom, providing generous accommodation for children or guests.

The second floor adds yet further flexibility. Here, a fourth double bedroom benefits from its own en-suite shower room, while a further room is currently arranged as a home office and library. Equally suited to becoming a fifth bedroom, this space gives Lawrence House the adaptability to evolve as a family's needs change over the years.

Outside, there is a generous gravelled driveway to the front, which provides plentiful off-street parking and leads to a detached brick-built double garage. The gardens are wonderfully private and, for the most part, enjoy a southerly aspect. There is plenty of space for children to play, for summer lunches to linger over and for the garden to become an extension of the house during the warmer months.

Lawrence House has clearly been a much-loved family home, and its proportions, layout and wonderfully relaxed atmosphere are testament to the years of family life that have taken place here. Now, however, the time has come for a new chapter. For another family, this is an opportunity not simply to buy a substantial and beautifully positioned North Norfolk home, but to take on a house in which they can create their own traditions, share their own adventures and, most importantly, make many more memories of their own.



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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Colkirk

A HISTORIC VILLAGE IN A USEFUL LOCATION

Tucked within the rolling countryside just south of Fakenham, Colkirk is a quintessential Norfolk village where peaceful surroundings and a strong sense of community create an enviable rural lifestyle. Believed to date back to before the Domesday Book, the village retains much of its historic charm, centred around its church, traditional village pond and welcoming community atmosphere.

Life in Colkirk embraces the outdoors, with quiet country lanes, surrounding farmland and easy access to North Norfolk's coastline all encouraging a slower pace of living. At the heart of the village sits The Crown Inn, a much-loved traditional pub serving food and providing a social hub for residents and visitors alike. Alongside this, the village benefits from a well-regarded primary school, village hall and recreation ground, where cricket matches, football and community events continue to bring people together throughout the year.

Just two miles away, the thriving market town of Fakenham offers an excellent range of everyday amenities, including independent shops, cafés, supermarkets, schooling and healthcare facilities. Beyond the practicalities, the area is rich in leisure opportunities. Enjoy films at the historic Central Cinema, explore the beautiful nature reserves at Pensthorpe and Sculthorpe Moor, or spend weekends discovering the nearby coastline, with Wells-next-the-Sea and Holkham both within easy reach.

For those drawn to culture and entertainment, Thursford's renowned Christmas Spectacular, Fakenham Racecourse and local golf club all add to the area's appeal. Combining village tranquillity with excellent access to both coast and countryside, Colkirk offers an exceptional setting for embracing the very best of Norfolk living.



Note from the Vendor



“It has been an idyllic and restful home, catering perfectly to our growing family.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0500-1863-0322-4627-3863

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: ///informer.riverbank.sensual

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SOWERBYS

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