



THE STORY OF

Mallard

Tatterford, Norfolk

SOWERBYS



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Mallard

Tatterford, Fakenham, Norfolk
NR21 7AY

Distinctive Brick and Flint
Residence, Completed in 2018

Enviably Positioned with Panoramic Rural Vistas

Impressive 3,637 Sq. Ft. of Elegant Living Space

Three Luxurious Double Bedroom Suites

Dramatic Vaulted Reception
with Far-Reaching Views

Bespoke Family Kitchen Opening
to South-Facing Terrace

Set Within 0.9 Acre of Beautifully
Oriented Grounds (STMS)

Self-Contained One-Bedroom
Annex Above Double Garage

Charming Adapted Shepherd's Hut
with Proven Letting History

Versatile Integral Workshop Studio
Enhancing Lifestyle Appeal

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Perched on the outskirts of the tranquil village of Tatterford, Mallard is an exquisite example of contemporary country living, expertly crafted in brick and flint and completed in 2018. This exceptional detached residence combines timeless rural charm with modern sophistication, set within a generous 0.9 acre plot (STMS) that commands uninterrupted panoramic views across open countryside in every direction.

Designed by its current owner as a cherished family home, Mallard offers an impressive 3,637 square feet of thoughtfully arranged accommodation that balances space and practicality with a refined attention to detail. Every room enjoys a connection to the peaceful rural setting, creating a harmonious living environment that is both inspiring and inviting.



At the heart of the home lies a spacious family kitchen, designed to cater for everyday living as well as entertaining. Twin pairs of French doors open seamlessly onto a south-facing patio, allowing an effortless flow between interior and exterior spaces. This area is perfect for al fresco dining or simply enjoying the serene garden outlook, flooded with natural light throughout the day.

The principal living space is a spectacular vaulted reception room positioned on the first floor, taking full advantage of the elevated site. This grand room offers breathtaking far-reaching views over rolling fields and woodland to the south, drawing the landscape indoors and providing a striking backdrop to daily life. Its generous proportions and impressive ceiling height create a dramatic yet comfortable setting for relaxing or hosting guests.



The vaulted first-floor reception opens to a balcony that frames sweeping views, a striking space where indoors and landscape become one.





Accommodation within the main house comprises three double bedroom suites, one on the ground floor and two on the first floor, each with well-appointed en-suite facilities. The design ensures that each bedroom enjoys a peaceful aspect and a sense of individual retreat, perfectly suited for family living.

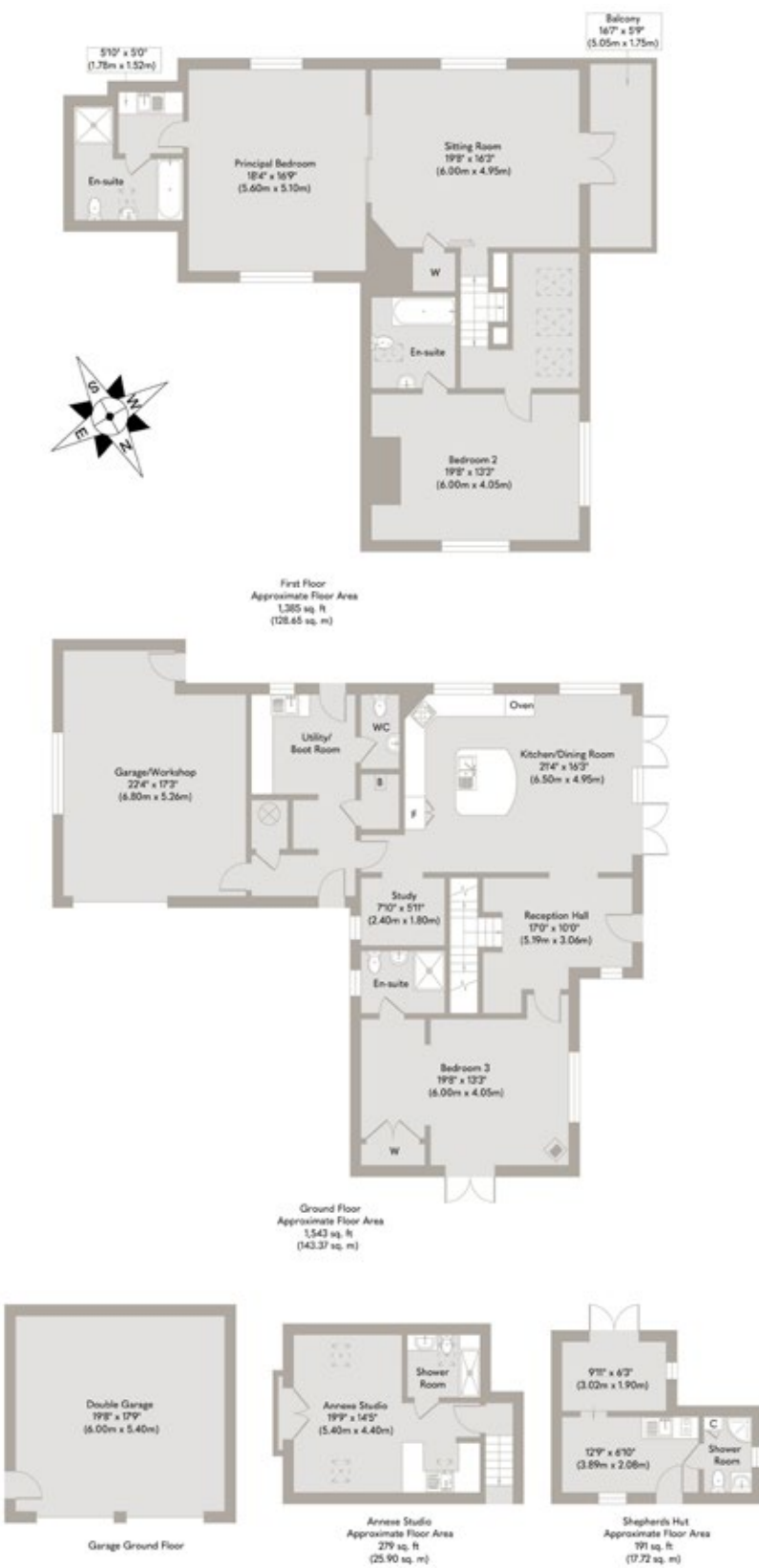
Reflecting its Norfolk heritage, the practical rear entrance provides direct access from the double garage into the kitchen, facilitating everyday convenience. In contrast, the formal front entrance makes a memorable impression with a double-height entrance hall and minstrels' gallery above, introducing a sense of grandeur that is rare in modern homes and setting the tone for the quality found throughout the property.

Mallard also offers remarkable versatility beyond the main residence. Above the double garage, a self-contained one-bedroom annex provides excellent potential for extended family accommodation or a lucrative income stream. Complementing this is a delightfully adapted Shepherd's Hut, positioned in a private section of the garden, which has proven popular as a holiday let. Both offer guests or family members their own entrances and garden outlooks, ensuring privacy and comfort.

Additional lifestyle flexibility is provided by an integral workshop, currently utilised as a creative studio, which could easily be adapted as a home gym, additional garaging, or further workspace, depending on the owner's needs.

In all, Mallard presents a rare opportunity to acquire a beautifully executed country residence that embraces the best of rural living with contemporary convenience. Its thoughtful layout, generous plot, and commanding views provide an inspiring setting for everyday life, while the ancillary accommodation and adaptable spaces offer multiple options for income or family use.





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.

Tatterford

A SIMPLER LIFE, SURROUNDED BY COUNTRYSIDE

Tatterford is a small rural village located within the parish of Tattersett in North Norfolk, offering a peaceful setting surrounded by open countryside and farmland. This quiet location provides an opportunity for a lifestyle that values space, calm, and connection to the landscape.

At the heart of the village is St Margaret's Church, a characterful Victorian building constructed in the 1860s on the site of a much older Norman church. The church remains a local landmark, with historic links to theological training and community life throughout the 20th century.

Tatterford has no commercial development, which contributes to its unspoilt feel. There are no shops, pubs, or street lighting, allowing the natural environment to take precedence. Residents enjoy access to scenic walking routes, quiet lanes, and local wildlife, with the River Tat and Syderstone Common nearby. The common is a designated Site of Special Scientific Interest, known for its rare species and wide skies.

Everyday amenities are available in the market town of Fakenham, just five miles away, offering supermarkets, schools, healthcare, and a weekly market. The North Norfolk coast—including Wells-next-the-Sea and Holkham—is within a 25–30 minute drive, ideal for day trips and coastal walks.

Tatterford offers an appealing combination of rural character, historical interest, and access to both countryside and coast. Whether as a permanent residence or a weekend retreat, it provides a quiet, grounded way of life with the landscape at its centre.



Note from Sowerbys



“Perfect for those seeking a blend of private rural living and business potential, with ready-made spaces for holiday lets, studio work, or guest retreat.”



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump. Drainage via water treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0805-3814-7299-9208-3071

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: ///parent.feasting.enlarge

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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