



Woodland Cottage
North Lane | Thursford | Norfolk | NR21 0BP



HIDDEN GEM



Tucked away on a quiet lane in the heart of highly sought-after Thursford, this beautifully presented 'barn conversion' style detached house is set in delightfully mature meadowland and offers a rare blend of privacy, comfort and connection to the North Norfolk countryside.



KEY FEATURES

- A Detached Modern Cottage, Restricted to Holiday Accommodation Use, in the Village of Thursford
- Three Double Bedrooms, Two with En Suite Bathrooms, and a Downstairs Wet Room
- Expansive Reception Room - Open Plan to Kitchen/Diner with Adjacent Utility
- The Contemporary Kitchen offers Integrated Appliances
- Large Wraparound Garden with Covered Sundeck
- Private Parking for Several Cars
- The Accommodation extends to 2,104sq.ft
- Energy Rating: C

With its light-filled interiors, thoughtful architectural details and a garden backing onto open farmland, the property offers a very generously sized main reception room with its three sets of French doors and which leads seamlessly to the large kitchen/diner. It is designed with multi-generational family holidays in mind with one of the three bedrooms on the ground floor and an adjacent wet room.

Unique Location

"When we first came across Woodland Cottage over seven years ago, it was the setting that truly captivated us. It was tucked away in the peaceful village of Thursford, surrounded by nature, yet within easy reach of Holt and Fakenham," the owner said. "The cottage had a timeless quality, a real sense of calm, and we could immediately see its potential." In an extremely private and discrete part of a pretty North Norfolk village, this beautifully presented property was built in 2017 and offers free flowing living space on the ground floor and three double bedrooms. Outside there is parking for several cars on the shingled drive while the remainder of the garden is laid to lawn and backs on to open farmland. This is a 'turnkey' property in an idyllic location and perfect for those wanting quiet and peace of mind – a perfect holiday getaway.

Quiet Charm

The property was designed with an appreciation of its rural setting, combining the warmth of Norfolk brickwork and natural materials with modern comforts. The owner explained, "The house has a quiet charm that comes from its thoughtful design and setting rather than age – while not a period property, it has been built with a real sensitivity to its surroundings." Generous window proportions and bi-folding doors at the rear allow for stunning views of the countryside and fill the home with natural light. The open fireplace in the sitting room is a favourite feature, providing a cosy focal point all year round. The ground floor's open-plan layout creates a sense of space and flow, ideal for both everyday living and entertaining. The master bedroom suite also benefits from an en-suite shower room.





KEY FEATURES

Improvements

"Over the years, we've made a number of improvements aimed at enhancing comfort while preserving its character," the owner said. These included installing the bi-folding doors at the rear of the property to provide stunning views of the countryside, and refreshing the décor throughout including replacing some of the original woodwork and flooring. "It's been a labour of love, with each update carefully considered to preserve the essence of the property."

Favourite Spaces

When asked about favourite spaces at the property, the owner replied, "The ground floor has a lovely open-plan layout that creates a real sense of space and flow – ideal for both everyday living and spending time with friends and family." One of the things they have always appreciated is the way that the large windows both invite in natural light and offer uninterrupted views of the garden and surrounding fields. "Whether cooking, dining, or relaxing, there is always a sense of connection to the outdoors. It's a home that feels calm and comfortable in every season."

The Garden

"There's a wonderful rhythm between indoor and outdoor spaces. It's the sort of home that encourages you to enjoy the simple things: a walk through the nearby lanes, cooking with the doors open to the garden, or simply enjoying the peace and quiet." The garden is a true sanctuary, generously proportioned yet manageable, with a mix of lawn, cottage-style flower beds and trees planted by the owner. Designed for both relaxation and entertaining, it provides space for children to play and adults to unwind. "There's a small patio area that catches the sun beautifully all day – perfect for a quiet drink or outdoor dining in the summer." A large, well-equipped shed serves as a workshop and storage. A variety of wildlife regularly visit, with barn owls, deer in the early morning and plenty of birds year-round. The location is peaceful, with open farmland beyond and a sense of seclusion, yet never isolated. "It's a setting that invites you to slow down and connect with your surroundings."

On Leaving

The owner reflected, "We'll miss the tranquillity – the kind you only get in a place where the night sky is properly dark and quiet is truly quiet. We'll also miss the garden and the sense of retreat the property offers. Most of all, we'll miss the way the cottage simply feels like home – it has a character and warmth that's difficult to put into words, but very easy to feel when you're here."





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INFORMATION



On The Doorstep

Thursford is a small rural village perfectly positioned between Fakenham and the North Norfolk Coast. The village is home to the famous Thursford Collection, which hosts seasonal events and brings a wonderful buzz to the area. "Thursford itself has a lovely feel, and we've always appreciated being so close to both the coast and the market towns of Fakenham and Holt," the owner said. There are countryside walks, local farm shops and great pubs nearby, including the highly regarded Crawfish Inn Thai restaurant. The North Norfolk coast, with its long sandy beaches and salt marshes, is only a short drive away for beach walks or a day out.

How Far Is It To?

The property is ideally placed for exploring North Norfolk. The coast at Wells-next-the-Sea is approximately nine miles by road, while the Georgian market town of Holt is just eight miles to the east. Fakenham, with its supermarkets, cinema, weekly market and famous racecourse, is a short drive away. The Thursford Collection is within walking distance, and the area is well served by local attractions, nature reserves, and scenic walking and cycling routes.

Directions

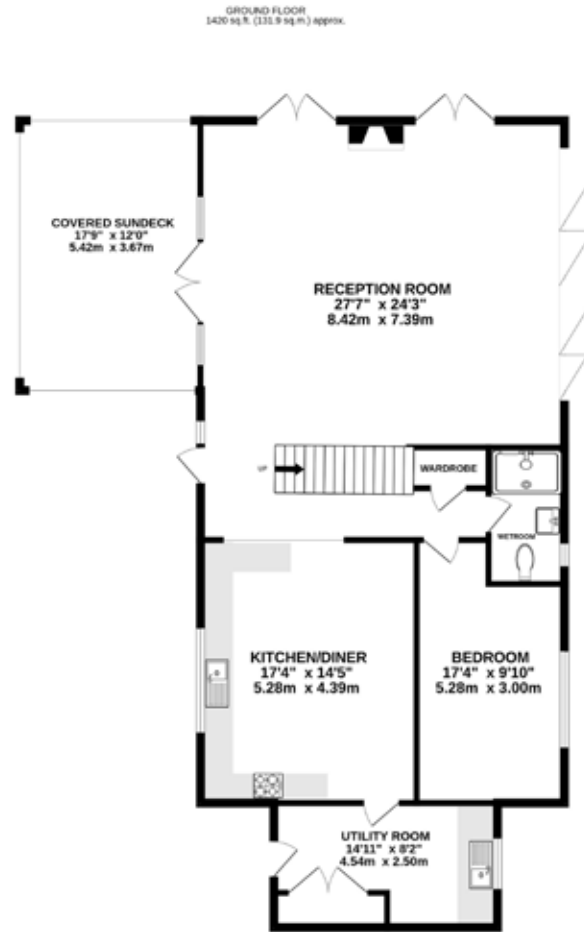
From Fakenham, take the A148 east towards Holt. After approximately five miles where the Crawfish Inn restaurant is to be found, turn left into Thursford Road and continue for half a mile until taking a left into North Lane. After 0.2 miles and before reaching Thursford, there is a right turn into a lane and the property will be seen set back on the left, identified by a Fine & Country For Sale Board. For those using GPS navigation, the postcode is NR21 0BP.

Services, District Council and Tenure

Oil Central Heating, Mains Electricity, Septic Tank Drainage
ADSL Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band H
Freehold

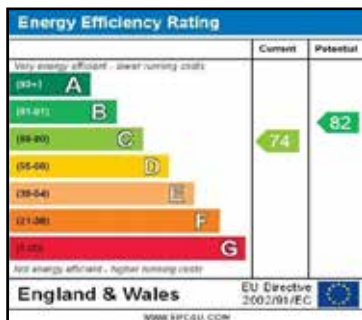
Agents Note

There is a restrictive covenant on the property which limits its use to holiday accommodation, meaning that it cannot be used as a sole or main residence.



TOTAL FLOOR AREA: 2104 sq.ft. (195.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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