



West View
86 The Street | Sporle | Norfolk | PE32 2DR

 FINE & COUNTRY

VILLAGE CHARACTER



This charming detached period cottage in traditional Norfolk brick stands in the heart of sought-after Sporle and enjoys a large, private garden with mature shrubs and trees.

Three bedrooms, an en-suite to the principal room and features including fireplaces, latch doors, panelling and parquet flooring, complete a home of quiet, settled charm.



86
NO PARKING

KEY FEATURES

- A Detached Period Cottage situated in the Village of Sporle
- Three Bedrooms, the Principal with En-Suite Bathroom
- Family Bathroom and Ground-Floor WC
- Dual-Aspect Living Room with Parquet Flooring and French Doors to the Garden
- Separate Dining Room with Pamment Floor
- Kitchen with Adjoining Utility Room, Walk-In Larder
- Large Mature Garden Screened by Trees with Vegetable Patch
- Brick and Flint Outbuildings providing Storage
- Off-Street Parking to Side of Property
- Total Accommodation extends to approximately 1,309 sq.ft
- Energy Rating: G

West View brings together period charm, generous and flexible accommodation and a garden of peace and privacy, all within an established and welcoming village. For anyone seeking a home of traditional Norfolk character, room to breathe and a secluded garden in a well-served village, this is an exceptional opportunity.

Three Decades Of Care

"The garden has a magical atmosphere in our opinion. There is a very special calmness to it," the owner said when asked what first drew the original occupants to the property. That calm has been a long time in the making. The cottage has been under the same ownership for thirty-five years during which time the garden was given much of its present character, the vegetable patch at the top of the plot and the grounds being diligently tended to over the decades. "I remember we were very enchanted by the garden," the owner said. A traditional period Norfolk red brick cottage of the kind that gives Sporle much of its local character, West View stands out for its mature, well-screened garden to the rear, and the wonderful flint elevations to the outbuildings.

Room By Room

The front door opens into a home with many delightful features including an original fireplace and latch doors. The generous living room runs the full depth of the house and the owner singles out one feature in particular, "The parquet flooring in the living room is a favourite feature of ours," while to the rear French doors open onto the garden. Alongside sits a similarly proportioned dining room with a pamment floor, cosy in winter and with a view over the road to the rookery beyond. "The kitchen is well served by a separate utility room, and there is also a wonderful walk-in larder," the owner said. Two integral outbuildings provide generous storage and a ground-floor WC with external access completes the practical layout. Upstairs, three bedrooms lead off from the landing, the principal bedroom enjoying its own ensuite, with a family bathroom serving the remaining two.





KEY FEATURES

Improvements & Refinements

The story of West View is, above all, a story of its garden. Over more than three decades the grounds were carefully landscaped and planted, and the productive vegetable patch at the top of the garden was established and worked year after year. It is these outdoor refinements, rather than any wholesale reinvention of the house, that define the property today.

So Much To Offer

What lingers at West View is atmosphere. “We consider the house to be a friendly place which has a great sense of history,” the owner said, and that sense is written into its very fabric, not least the traditional brick construction and the flint elevations of the outbuildings and a section to the rear of the property. “The flint walls are beautiful,” they added. Beyond its appearance, it is the mood of the place that stands out: “It’s a very peaceful and calm house to live in with a pleasant and homely atmosphere.”

Favourite Spaces

Among the rooms, the dining room holds a special place. “We have enjoyed sitting in the dining room, which is cosy in the winter and there is a good view of the rookery over the road from the window,” the owner said. And of the area to the back of the living room, they remarked, “The French doors give a lovely view of the garden and deer come down to drink on the pond.” When asked what they will miss most, they replied that it would, without a doubt, be the garden, a place that has given them great happiness in many ways.

The Outside

The garden is the heart of West View. With mature trees that give it a high degree of seclusion, it has been a place to cherish. “We’ve spent lovely evenings in the summer sitting under the trees and drinking wine,” the owner said. Of the many mature specimens, one is loved above the rest: “the apple tree at the top of the garden is our favourite.” The planting draws wildlife in abundance: “The garden is a haven for birds, including small songbirds and even birds of prey. Deer visit regularly and there are hedgehogs too.” There is productivity here as well as beauty, with snowdrops in spring and a vegetable patch that has earned its keep: “The vegetable patch has meant that we’ve cooked home-grown produce, which is always delicious, especially the potatoes and broad beans.” And the two brick and flint outbuildings comprising a coal and log store offer further storage. There is off-street parking through a gated entrance to the left of the property, which also provides access to the garden.

























INFORMATION



On The Doorstep

Sporle is a settled village with a strong community life. For the owners its pleasures are close at hand: "Nearby there is a well-stocked village shop and a local pub, both of which are very friendly and welcoming." The village pub, The King Charles III, sits alongside the shop, a primary school a few doors away on The Street, a community centre and the Grade I listed church of St Mary, a flint building of medieval origin with a notable connection: Edmund Nelson, father of Admiral Lord Nelson, served here as curate and later rector, and Nelson's sister Susannah was born in the village in 1755. The Peddars Way National Trail passes close by, with footpaths linking directly to it. "Castle Acre is just up the road, which is a beautiful place to visit with its priory," they said, while the north Norfolk coast is a favourite escape: "The journey to Holkham beach is easy, and it's our favourite beach, and we think it's difficult to beat!" The moated National Trust manor at Oxburgh Hall, and the market town of Swaffham, with its weekly market and Waitrose, are both within easy reach.

How Far Is It To?

The market town of Swaffham lies about 4 miles away, with a weekly market, a Waitrose and a good range of everyday shopping. The nearest mainline railway station is at King's Lynn, around 19 miles away, with direct services via Ely and Cambridge to London King's Cross; Downham Market, on the same line, is a similar distance. The north Norfolk coast is within comfortable reach, with Holkham, Wells-next-the-Sea and the beaches around Hunstanton all roughly 24 miles distant, around 35 minutes by car. Norwich, with its cathedral, castle, theatres and extensive shopping, is about 27 miles east, some 45 minutes' drive. The A47 runs close by, linking Swaffham with King's Lynn to the west and Norwich to the east.

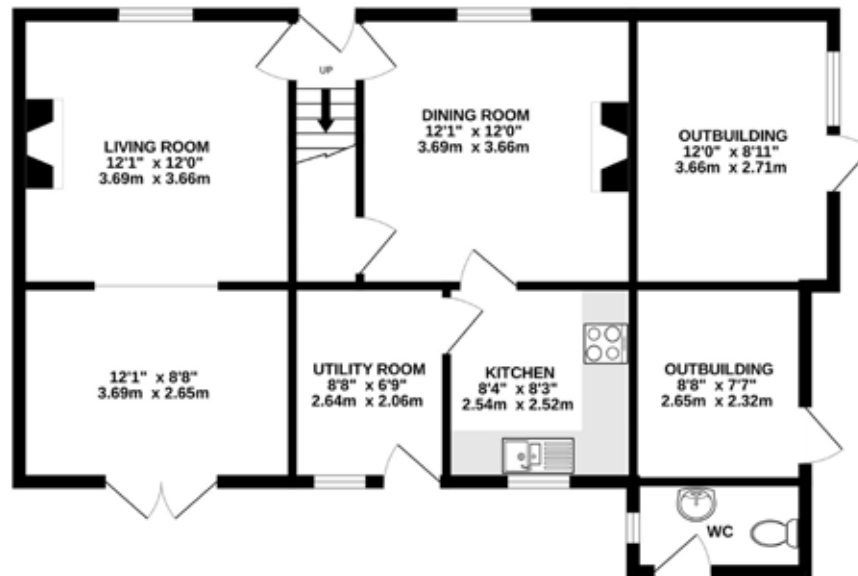
Directions

From Fakenham, take the A1065 south signposted to Swaffham and continue for approximately 11.3 miles, then turn left into Castle Acre Road. After 0.1 miles turn left into Ruckold's Lane which becomes Newton Road after 1.1 miles. At the crossroads with Sporle Road and Southacre Road 0.9 miles further on, continue straight ahead on The Street and the property will be found on the left-hand side after approximately 0.5 miles, as identified by a Fine & Country For Sale Board.

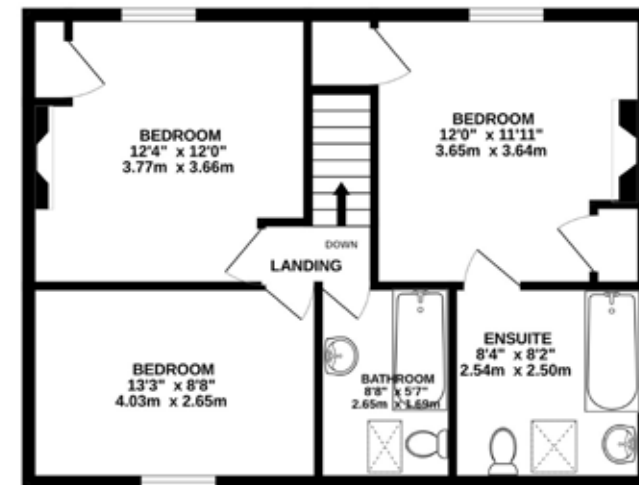
Services, District Council and Tenure

Electric Storage Heaters, Mains Water, Mains Drainage
Cable Broadband Available - vendor uses TalkTalk
Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band C
Freehold

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

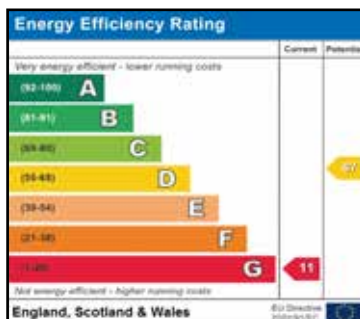


1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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