



EPC: TBA

Falgate Farm, Old Fakenham Road, SCULTHORPE.

NR21 9NE.

Offers sought in the region of
£500,000

Freehold

Very attractive, detached, traditional brick, flint & tiled Character Cottage with centrally heated and double glazed accommodation, requiring some improvement, set in Gardens & Grounds of about 2 acres (stms).

The property has South-facing Gardens, ample parking space, Garage, a useful brick, flint & tiled Outbuilding (requiring repair), and a Paddock adjoining the Sculthorpe Moor Nature Reserve.

Located in a beautiful, rural position with fine views over open farmland and unspoiled Countryside.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Directions: From Fakenham take the A.148 Kings Lynn road, and after leaving the "Shell" roundabout, proceed for about ½ mile, and turn left by the traffic island, (opposite the turning to Creake Road) onto the Old Fakenham Road. The property is on the right at ¼ mile.

Location: Sculthorpe is a small village on the Western outskirts of Fakenham Market Town, with a primary school, village hall and Church, and the 'Sculthorpe Moor Nature Reserve' which lies just to the South of the village. Fakenham is 2 miles distant and offers a wide range of shopping, educational, leisure and sporting facilities; the picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant; and King's Lynn with its direct rail link to London (Kings Cross) is 20 miles distant.

Services: Mains water, electricity and a new "Graf" waste water treatment system (installed 2025) are connected.

District Authority: NNDC, Cromer. (01263) 513811. **Tax Band:** "E".

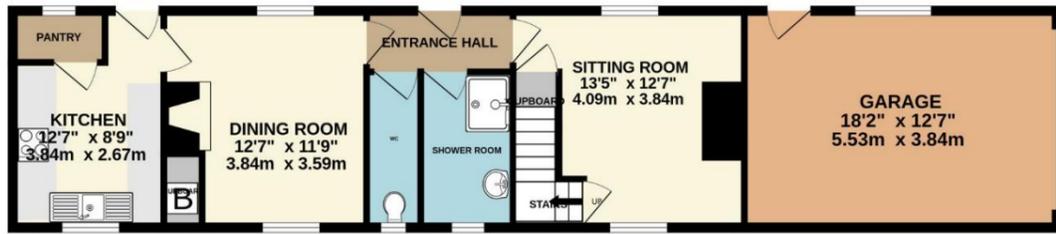


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants. They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor



First Floor



Ground Floor: Half double glazed door to

Entrance Hall: Telephone point.

Sitting room: 13'5" x 12'7", (4.1m x 3.8m) max. A double aspect room with views to the North across open farmland, and to the South over the gardens. Wall light & centre light. Fitted Venetian blind.

Dining room: 12'7" x 11'9", (3.8m x 3.6m) max. A double aspect room with views to the North across open farmland, and to the South over the gardens. Blocked off fireplace, with tiled hearth, timber surround and mantle shelf over. Adjoining cupboard with slatted shelves and "Vaillant" Calor gas fired central heating boiler.

Kitchen: 12'7" x 8'9", (3.8m x 2.7m) max. Double drainer stainless steel sink unit with drawers and cupboards under. Fitted work top with tiled splashback, and drawers, cupboards, refrigerator and "Hotpoint" washing machine under. Further fitted work surface with tiled splashback, and drawers, cupboards and "Indesit" dryer under. Built-in "Lamona" 4 ring electric hob unit with oven under, and recirculating hood over. Fitted wall cupboards. Shelved & ventilated Pantry. Hatch to roof space. Roller blind. Rural views to North. Half double glazed door to garden.

Shower room: Shower cubicle with glass screen door and "Mira" fitting. Pedestal hand basin. "Dimplex" wall mounted electric convector heater. Extractor fan. Light /shaver point.

Separate WC: with low level suite. Roller blind.

First Floor:

Landing: with lovely views over the gardens & paddock to the Nature Reserve beyond.

Bedroom 1: 12'7" x 10'9", (3.8m x 3.3m). 2 built-in storage cupboards. Fine rural views to the North over open farmland, and to the South over the gardens & paddock.

Bedroom 2/Cloakroom: 9'1" x 8'6", (2.8m x 2.6m). Hand basin with cupboards under, and "Triton" electric water heater over. Low level WC. Hatch to roof space. Lovely open views to the North.

Bedroom 3: 12'7" x 11'9", (3.8m x 3.6m). A double aspect room with fine rural views.

Outside: Approached off the road at the West end of the cottage there is ample car parking and turning space, and a drive leading to an attached **Garage, 18'2" x 12'7", (5.5m x 3.8m)**, with electric entrance door, concrete floor, electrical connection and a personal door.

On the South side of the property is a large garden, laid partly to lawn with gravelled and paved areas, flower beds and shrubs. Within the garden is a timber and felt roofed **Summer House, 8'0" x 8'0"**, a **Garden Shed, 8'0" x 6'0"**, & a detached brick and flint & tiled **Outbuilding, 32'0" x 10'8"**, (requiring repair), considered ideal for a variety of uses

Beyond, lies a **grassed Paddock**, partly bounded by a ditch and a tributary of the River Wensum, Sculthorpe Moor and the Hawk & Owl Trust Nature Reserve.

Together the Gardens & Paddock extend, in all, to approximately 2 acres (0.81 ha) stms

