



**Hawthorn Cottage,  
21 The Street,  
HELHOUGHTON.  
NR21 7BP.**

**Offers sought in the region of  
£350,000  
FREEHOLD**

A most attractive, semi-detached, brick, flint and tiled traditional Period Cottage, the subject of sympathetic restoration over recent years and retaining many period features.

The surprisingly spacious accommodation includes an electric central heating system to radiators, and sealed unit double glazing to most windows.

In addition, there is a separate, very private garden extending to almost ¼ acre (stms), laid mainly to lawn and well enclosed by tall shrubs and fencing, and shaded by mature trees.

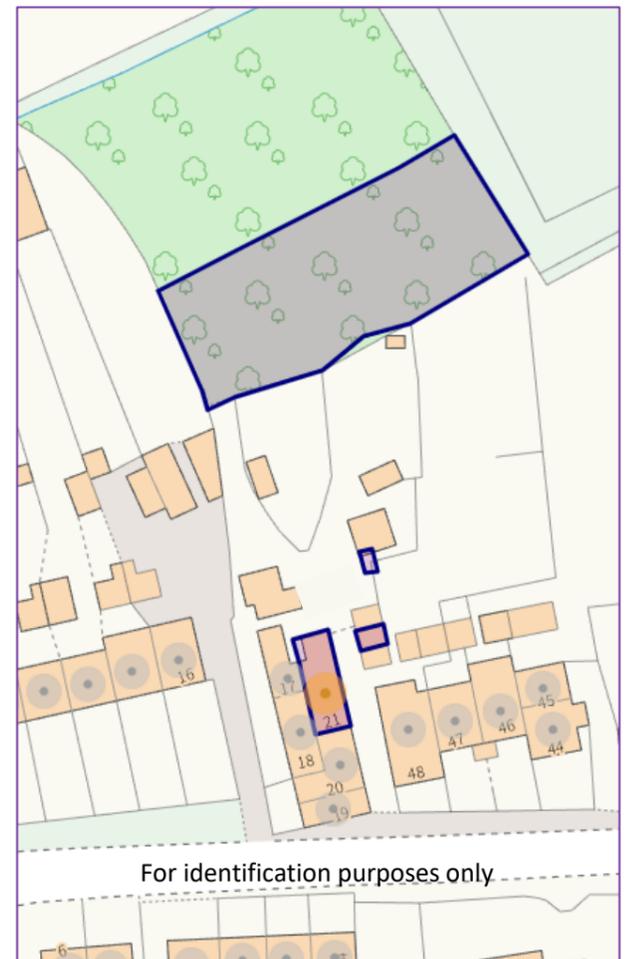
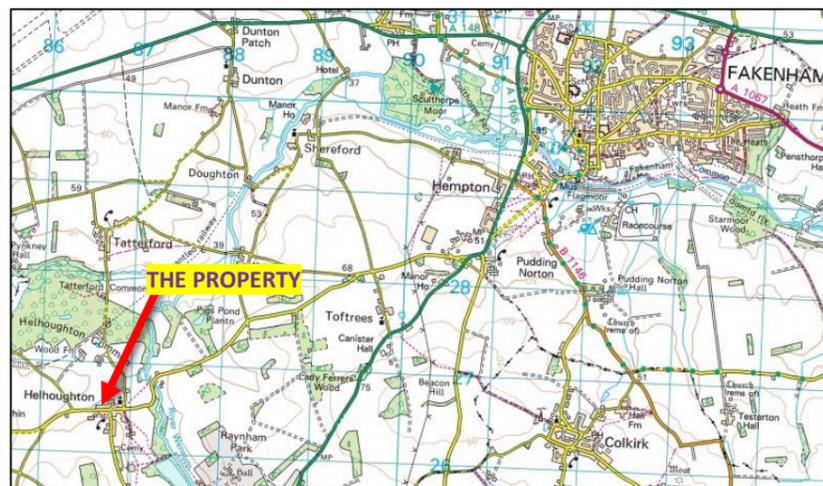
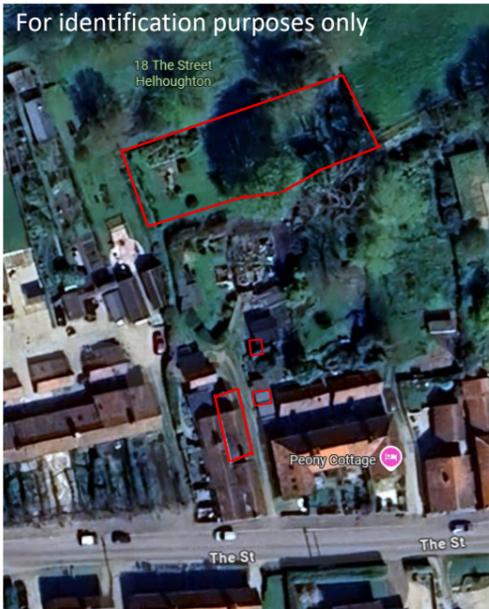
**Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

**Directions:** On entering the village from Fakenham, continue along the main village street, passing the turn left hand turning signposted Raynham, and the former Chapel (on the right). Turn right by No.48 onto a shared gravelled drive, and Hawthorn Cottage is on the left.

**Location:** Helhoughton is a small, rural village on the Northern edge of the Raynham Estate. The village has an interesting historic Church, and numerous social activities within the community. The Market Town of Fakenham with its wide range of shopping, educational and sporting facilities, including a National Hunt racecourse is 4 miles distant. Swaffham is 12 miles distant, and the North Norfolk Coast 13 miles. The larger town of King's Lynn, (with its port and mediaeval centre), is within easy motoring distance.

**EPC:** TBC.

For identification purposes only



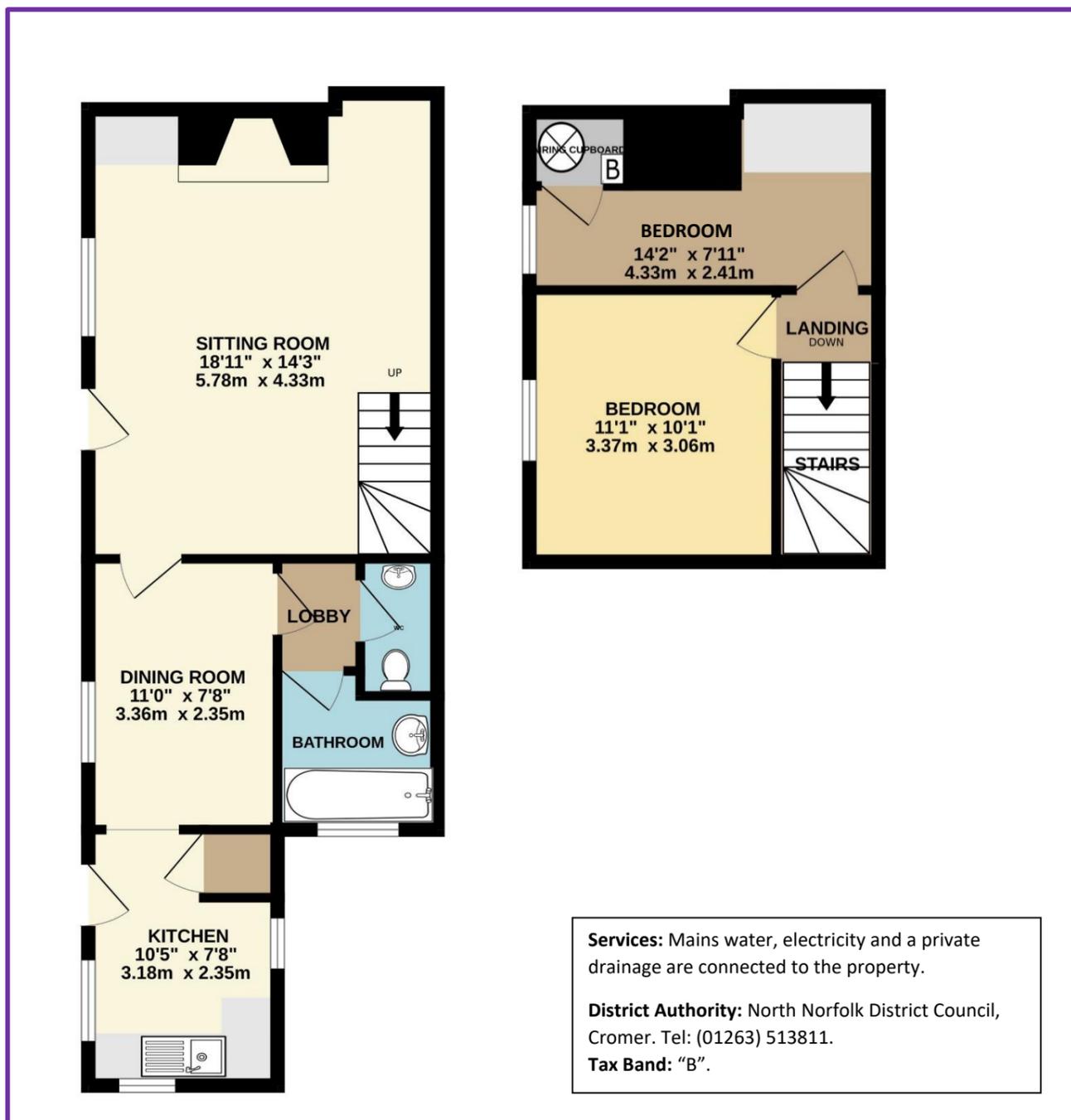
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**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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**Ground Floor:** Half glazed door to;

**Sitting room:** 18'11" x 14'3", (5.8m x 4.3m) max. Fireplace recess with flue, and space for wood burner. Deep mantle shelf over. Fitted cupboard and fitted shelves. Exposed ceiling beam. Ceiling recessed spotlights. Parquet flooring. Latch door to;

**Dining room:** 11'0" x 7'8", (3.4m x 2.4m). Shelved recess. Ceiling recessed spotlight. Parquet flooring. Latch door to;

**Lobby:** Ceiling recessed spotlights. Wainscot.

**Separate WC:** Low level WC suite and hand basin. Extractor fan. Ceiling recessed spotlight. Wainscot.

**Bathroom:** White suite of panelled bath with tiled surround, shower fitting and folding glass screen over. Pedestal hand basin with tiled splashback. Electrically heated towel rail. Ceiling recessed spotlights.

**Kitchen:** 10'5" x 7'8", (3.2m x 2.4). A triple aspect room with double glazed windows to 2 sides. Ceramic sink unit with pedestal mixer tap, set in fitted work surface with part tiled splashback, and cupboards, appliance spaces and plumbing for dishwasher and washing machine under. Built-in shelved larder cupboard. Fitted shelf. Beamed ceiling.

**First Floor:**

**Landing:** Latch doors to;

**Bedroom 1:** 11'1" x 10'1", (3.4m x 3.1m). Ceiling recessed spotlights.

**Bedroom 2:** 14'2" x 7'11", (4.3m x 2.4m), max. Deep, built-in airing cupboard housing factory lagged hot water cylinder with fitted immersion heater, electric central heating boiler, fitted shelving and hanging rail. Fitted bed with shelf over. Hatch to roof space.

**Outside:** A long, shared, mainly gravelled drive leads from the road, to the front of the property, and to a small storage shed, opposite the front door. To the rear is a coal bunker, and close by, an Outside WC. The driveway continues past other gardens, and leads to a delightful, mainly lawned garden with patio area, and mature shrubs, the whole extending to **just under ¼ acre (stms)**, and shaded by mature trees. (There is vehicular access over the driveway, but this is currently constricted by overhanging shrubs. Once cleared there would be **ample parking space and room to erect a garage, etc** within the garden).

