



13 Wells Road  
Fakenham | Norfolk | NR21 9EG

 FINE & COUNTRY

# WALLED GARDEN RETREAT



Dating from the 1830s and Grade II listed, this exceptional cottage presents a Norfolk red brick façade with sash windows and all the classical proportions of late Georgian architecture at its finest.

Inside, elegant rooms retain an impressive collection of original features including parquetry floors, open fireplaces, dado rails and a fine staircase.

While to the rear a generous walled garden, enclosed by brick and flint, delivers a level of seclusion and charm that belies the property's central location just a short stroll from Fakenham's Market Place.



# KEY FEATURES

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- A Handsome Grade II Listed Late Georgian Cottage in Fakenham
- Three Bedrooms, Master with Feature Fireplace
- Sitting Room with Original Open Fireplace
- Dining Room with Decorative Marble Fireplace and Pamment Floor
- Bespoke Shaker Kitchen with Limestone Floor and Garden Views
- Charming Garden Room/Conservatory with French Doors to Terrace
- Stunning Walled Garden with Pergola, Terraces and Mature Planting
- Two Garden Sheds, One with WC and Raised Vegetable Patch
- Off-Street Driveway Parking; Walking Distance to Market Place
- The Accommodation extends to 1,035sq.ft
- EPC Not Required

An outstanding opportunity to acquire a beautifully characterful listed cottage in a central yet private setting, offering a rare blend of period authenticity and practical comfort, with one of the most enchanting walled gardens to be found in the town.

## Georgian Elegance

"When we first saw the property, we fell in love with its charm and character. The climbing rose was in full bloom, and it looked picturesque," the present owners said when asked what first drew them to 13 Wells Road. The cottage dates from the 1830s and is a wonderful example of late Georgian domestic architecture, constructed in the warm red brick that characterises the best buildings of the period in north Norfolk. Its Grade II listing recognises both the quality of its fabric and the importance of its contribution to the townscape of Fakenham's historic Georgian quarter – a district of the town particularly noted for the elegance and symmetry of its architecture. "On entering it became quite apparent that this was a well-proportioned cottage with a generous sitting room, charming dining room, a pantry, kitchen and conservatory," the owners continued as they discussed the property's appeal to them. And they were also won over by the impressive array of original features which had been preserved: multiple open fireplaces, dado and picture rails, pamment-tiled floors and the ornate sash windows which frame every room with such distinction.

## The Grand Tour

The ornate panelled front door opens into an entrance hall of immediate warmth and character – pamment floor tiles underfoot, original coving above the dado rail and a turning staircase rising gracefully to the first floor. A pine six-panelled door leads into the sitting room, the social heart of the cottage, where a decorative open fireplace with its wooden mantle and Victorian tiled insert anchors a well-proportioned, light-filled space with sash windows to the front. A latched door leads from the hall to a pantry beneath the staircase while directly opposite the dining room is located, which has its own marble-mantled fireplace, recessed floor cabinets and the original pamment floor continuing underfoot. A window looks through to the conservatory, drawing the eye towards the garden beyond.





# KEY FEATURES

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The bespoke shaker-style kitchen, with its limestone floor and garden outlook, flows naturally into that conservatory – a bright, airy space with a pitched roof, exposed brickwork and French doors onto the terrace. Upstairs, three bedrooms and a family bathroom lead off from the first-floor landing. The master bedroom faces the front with secondary-glazed sash windows and a feature fireplace; a second bedroom shares the same outlook, while the third overlooks the garden. The bathroom offers a contemporary white suite with panelled bath and mosaic-style tiling.

## So Much To Offer

What sets this cottage apart, above all, is the combination of an interior of real architectural distinction and a garden that confounds all expectation for a town-centre property. That sense of enclosure and seclusion is genuinely rare, and the garden's scale and maturity make it feel like a private country garden dropped into the middle of a market town. Inside, the succession of rooms each with their own fireplace, each with original flooring and joinery, creates an atmosphere that has been accumulated over nearly two centuries of careful occupation.

## Favourite Spaces

The sitting room, with its original mantle and Victorian fire insert with attractive tiles, has been a firm favourite, as has the new kitchen with its limestone floor tiles – both the kitchen and the conservatory sharing that pleasing outlook over the garden. These three interconnected spaces – sitting room, kitchen and conservatory – form a natural circuit through the heart of the cottage, each offering a slightly different mood: the sitting room is warm and intimate with its glowing fire; the kitchen is practical and bright; and the outward looking conservatory, its French doors thrown open in summer to the terrace and the scent of the garden beyond.

## The Outside

"The land is perfect, not too big to cope with and previously well landscaped." Enclosed in part by an attractive brick and flint wall and in part by a Norfolk red brick wall or timber fencing, the rear garden opens from the French doors onto a brick weave and pavement-tiled sun terrace, with a raised pergola terrace beyond. "Being avid gardeners, we fell in love at once with the walled garden, with raised beds and full of cottage plants and roses in abundance," the owners said. Herbaceous borders are well stocked with cottage plants, climbing clematis and roses, and an arch at the far end is clothed in the rose variety, Past Times. "The two sheds, one of which to our amazement contained a loo, are handy for summer outdoor parties," the owners added, with a raised vegetable patch tucked down the side of the house alongside space for a barbecue and bins. To the front, a shingled courtyard garden with shrub borders is accessed through a wrought iron pedestrian gate, with a shingle driveway to one side providing off-street parking and with scope for more should the gates be recessed further back. Local wildlife also comes to visit – the owners have delighted in spotting a family of hedgehogs, many species of birds and even the occasional pheasant in the walled garden.

























# INFORMATION

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## On The Doorstep

Fakenham is widely regarded as one of the most appealing market towns in north Norfolk, having been voted the seventh best place to live in Britain by Country Life magazine – recognition of a quality of life that those who know it well find entirely unsurprising. The Thursday charter market has been at the heart of town life since 1250, drawing visitors from across the surrounding villages, and a monthly food market launched in spring 2026 adds to the town's appeal as a destination for local produce. The town centre offers a good range of independent shops, cafes and restaurants alongside the four-screen cinema, and the Gallow provides a wide range of leisure activities including golf, tennis, squash and bowls. Pensthorpe Waterfowl Park, Fakenham Racecourse and the famous Thursford Collection of steam engines – home to the largest Christmas Spectacular show in England – are all easily reached from the town. The north Norfolk coast, designated an Area of Outstanding Natural Beauty, lies approximately 10 miles to the north, with the beaches, marshes and harbour towns of Wells-next-the-Sea, Holkham, Blakeney and Burnham Market all within comfortable reach. Sandringham, the Royal Estate, is about 17 miles to the west.

## How Far Is It To?

The centre of Fakenham is within comfortable walking distance from the property, which sits on Wells Road in the Georgian quarter. The nearest mainline railway stations are at Norwich (approximately 26 miles to the south-east, around 55 minutes by car) and King's Lynn (approximately 22 miles to the west, around 40 minutes by car), both of which offer direct services to London and other major destinations. The A148, which connects Fakenham to King's Lynn and Cromer, and the A1067 to Norwich, are both readily accessible from the town centre.

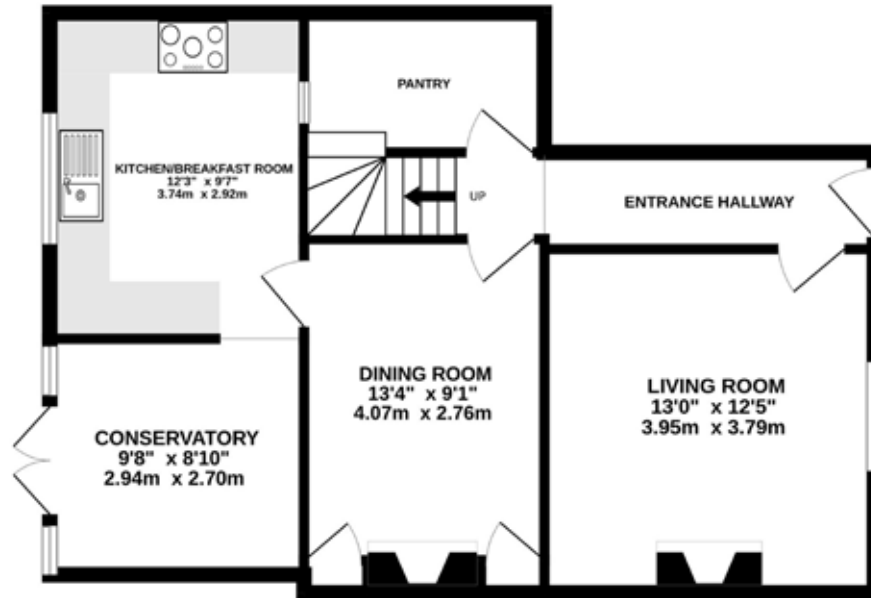
## Directions

From the Market Place in the centre of Fakenham, take Oak Street heading north-east. Continue along Oak Street as it becomes Wells Road (the B1105). The property will be found a short distance along on the left-hand side, identified by a Fine & Country For Sale board.

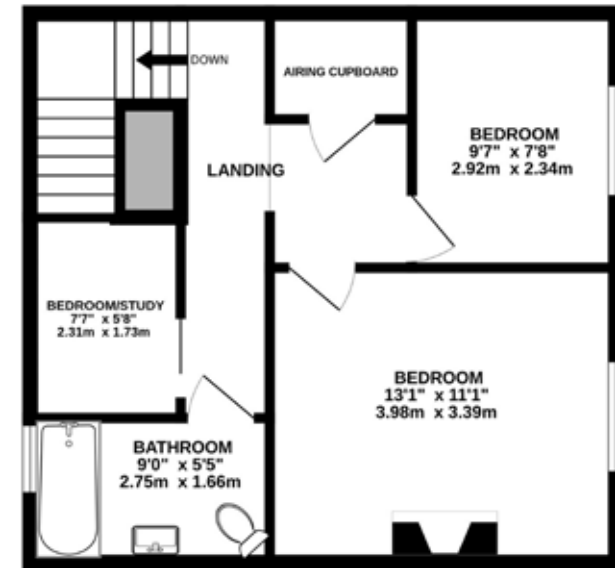
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Electricity, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council – Council Tax Band B  
Freehold

**GROUND FLOOR**  
594 sq.ft. (55.2 sq.m.) approx.



**1ST FLOOR**  
441 sq.ft. (40.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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