

Stable
Cottage Moor Lane
Sculthorpe
Fakenham



ATTIK
CITY | COUNTRY | COAST

Stable Cottage Moor Lane

Guide Price £450,000

A Beautifully Renovated Detached Home with Views.

Tucked away in the sought-after village of Sculthorpe, this beautifully updated three-bedroom detached home offers a delightful blend of period character and modern convenience. Boasting generous living space across two floors, Stable Cottage enjoys a private setting with ample off-road parking, planning permission for a two-bay cart lodge, and potential for additional land immediately to the rear to be purchased by separate negotiation.

The property has been thoughtfully renovated throughout, featuring fresh plasterwork, new flooring, and quality finishes. The entrance via a spacious boot and utility room leads through to a contemporary shower room and then into a bright, open reception hall filled with natural light, thanks to multiple windows.

At the heart of the home lies a stylish kitchen and breakfast room, complete with arched feature window, and space for appliances. A large dining area and stunning views to the rear complete the space. The main sitting room is warm and inviting, with a wood burner, air conditioning, and views over the front garden through a huge feature window.

Further ground floor accommodation includes a versatile office/snug area with patio doors, and an impressive gym room with exposed brickwork and a wealth of space – perfect for work, wellness or leisure.

Upstairs, three well-proportioned bedrooms await, including a spacious principal bedroom with beams and room for extensive storage. A modern family bathroom and thoughtful layout ensure practicality without compromising on style.

The property benefits from an air source heat pump (installed approximately 18 months ago), and the owners are ready to move, having already agreed a purchase on their next home.

Sculthorpe is a peaceful North Norfolk village with easy access to Fakenham just 2 miles away, offering a wide range of amenities including supermarkets, schools, medical facilities and a popular weekly market. The North Norfolk coast, including Wells-next-the-Sea and Holkham, is around 10–15 miles away, making it ideal for lovers of the outdoors and coastal life.

For commuters, the mainline rail station at King's Lynn (approx. 25 miles) offers services to London King's Cross, and the A148 provides excellent road links to both coast and city.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
North Norfolk

Council Tax Band D

EPC Rating E



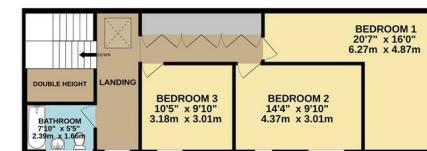
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1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1879 sq.ft. (174.6 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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