



Cottage Farm
Walsingham Road | Thursford | Norfolk | NR21 0PB

 FINE & COUNTRY

A NORFOLK ORIGINAL



Dating from 1836 and originally built as one of three public houses that once served the village of Thursford, this is a property of genuine historical character that has been thoughtfully extended and meticulously restored over 17 years of careful ownership into an exceptional four-bedroom family home.

Set in beautifully landscaped gardens of considerable interest and planted for year-round colour, and with open views across surrounding farmland, this is a home that offers the very best of quiet rural Norfolk living.



KEY FEATURES

- A Detached Property dating from 1836, Originally Built as The Golden Lion Inn in an Edge of Village Setting
- Striking Modern Extension incorporating Living Room and Principal Bedroom with Vaulted Ceiling and Juliette Balcony
- Three Reception Rooms including Snug with Adjacent Conservatory
- Kitchen/Diner with Separate Utility and Walk-In Pantry
- Four Bedrooms & Family Bathroom, En Suite to Principal Bedroom & Ground Floor Shower Room
- Beautifully Landscaped Gardens with Pond, Summerhouse, Greenhouse, Raised Bed Vegetable Garden & Multiple Seating Areas
- Workshop and Garden Store with Electrical Power
- Hobby Room above Boiler Room
- Open Views Across Surrounding Farmland
- The Accommodation extends to 2,234sq.ft
- Energy Rating: C

An outstanding opportunity to acquire a home of rare historical character and real contemporary comfort, set in exceptional gardens with far-reaching rural views in one of north Norfolk's most distinctive and well-loved villages.

Former Village Inn

"We purchased in 2008, having fallen in love with the setting, the views and the quietness. The house was also full of character," the owners said when asked what first attracted them to the property. Cottage Farm was built in 1836 as The Golden Lion, one of three inns that then served the village of Thursford – a fact that speaks to the vitality of what was, in the mid-19th century, an active rural community of some 350 inhabitants with its own corn mill, blacksmith, saddler and village shop. The building retains the generous proportions and solid construction of its origins, and the owners have spent the intervening years uncovering, restoring and enhancing those qualities while carefully introducing modern comforts where they are needed most.

Through The Door

Entry to the property is via the utility room, a practical and welcoming space with fitted storage, a breakfast bar and tiled floor with underfloor heating, and a walk-in larder to one side. This flows into the kitchen, which is fitted with integrated appliances including a ceramic hob, electric oven, microwave, warming drawer and dishwasher, with underfloor heating and windows to the front and side. Beyond lies the dining room with a timber and tiled fire surround with LPG fire, built-in alcove storage with glazed doors, opening through to the entrance porch at the front. The snug is the heart of the traditional part of the house, centred on an open fireplace housing a wood-burning stove on a pamment hearth, and leading through to the conservatory beyond. An inner hallway with staircase connects to the living room, a quiet and characterful space with an upholstered window seat and shelved alcoves. A cloakroom and separate shower room complete the ground floor. Upstairs, a galleried landing with window seat and Velux rooflight serves four bedrooms and a bathroom.





KEY FEATURES

The principal bedroom is in the modern extension and is a room of real distinction – a vaulted ceiling with Velux rooflight, full-height window with opening doors to a Juliette balcony, and with its own en suite shower room. The family bathroom is finished in a contemporary suite with free-standing bath, timber-mounted wash basin and fully tiled walls. Two further bedrooms face the front with built-in storage.

Improvements & Refinements

The owners have undertaken an extensive and carefully considered programme of work since purchasing in 2008. The original lounge, dining room and bedrooms have been sympathetically restored, preserving the character and period detail of the 1836 building. The bathrooms and kitchen have been comprehensively modernised. Most significantly, a substantial new wing has been added comprising a new lounge and conservatory at ground level, and above it a new principal bedroom with vaulted ceiling and Juliette balcony. “The addition of a new lounge and conservatory has provided the additional space we wanted for family entertaining, deliberately contrasting with the traditional style elsewhere, while the addition of the new bedroom above makes the most of the wide-open views,” the owners explained. Twelve photovoltaic solar panels have also been installed.

So Much To Offer

“The quiet location of Cottage Farm and its garden setting certainly set the property apart. The character of the original house combined with the modern extensions are nicely balanced for relaxed and comfortable living,” the owners said. It is a home that manages the sometimes difficult balancing act between historic authenticity and modern practicality with considerable skill – the result of nearly two decades of thoughtful stewardship. The open views across the surrounding farmland, visible from multiple rooms and aspects, add a further dimension that is difficult to quantify but felt immediately on arriving at the property.

The Outside

The gardens at Cottage Farm are a considerable achievement in their own right. “Divided into separately themed spaces with a raised bed vegetable garden, the garden is alive with interest at almost every time of the year and full of seasonal colour. The summerhouse and different seating areas allow us to make the most of the varied views and aspects across the garden,” the owners said. A large pond with water feature provides a focal point, and the numerous pathways that wind between beautifully stocked beds ensure the garden rewards close exploration with every season of the year. A large lawned area provides open space, while a greenhouse and an attached boiler room with a hobby room above add further practical interest. A workshop and garden store, both with electrical power, are situated at the end of the private drive. To the rear, an enclosed courtyard with concealed oil tank provides a private outdoor space directly off the conservatory. The driveway provides ample off-road parking.





























INFORMATION



On The Doorstep

Thursford is a village of quiet distinction in north Norfolk, perhaps best known nationally as the home of the Thursford Collection, founded by the late George Cushing, with its remarkable museum of steam engines, mechanical organs and fairground rides and its Christmas Spectacular. The village church of St Andrew contains what has been described as one of the most beautiful Victorian stained glass east windows in England. Nearby, the Crawfish Inn Thai restaurant is highly regarded locally, and there are countryside walks and farm shops within easy reach. Little Walsingham, with its ancient pilgrimage heritage, lies just a few miles to the south-west along the Walsingham Road.

How Far Is It To?

Fakenham town centre, with its full range of supermarkets, shops and amenities, is approximately 14 minutes by car. Holt, with its handsome Georgian high street, independent shops, cafes and delicatessens, is around 15 minutes. The north Norfolk coast at Wells-next-the-Sea and Holkham is approximately 15 minutes by car. Little Walsingham is approximately 3 miles to the south-west. Norwich city centre is approximately 27 miles to the south-east, around 50 minutes by car, and offers mainline rail services to London Liverpool Street and Norwich International Airport. Sheringham, with the nearest railway station for the Bittern Line connecting to Cromer and Norwich, is approximately 15 miles to the north-east.

Directions

From Fakenham take the A148 heading north-west towards Holt. After approximately 5.9 miles turn left onto Thursford Road at the Crawfish Restaurant as signposted to Thursford Green and Hindringham. Then take a left turn into North Lane and follow this road into the village as it becomes The Street and then Thursford Road again. Cottage Farm will be found on the left-hand side, as identified by a Fine & Country For Sale board.

Services, District Council and Tenure

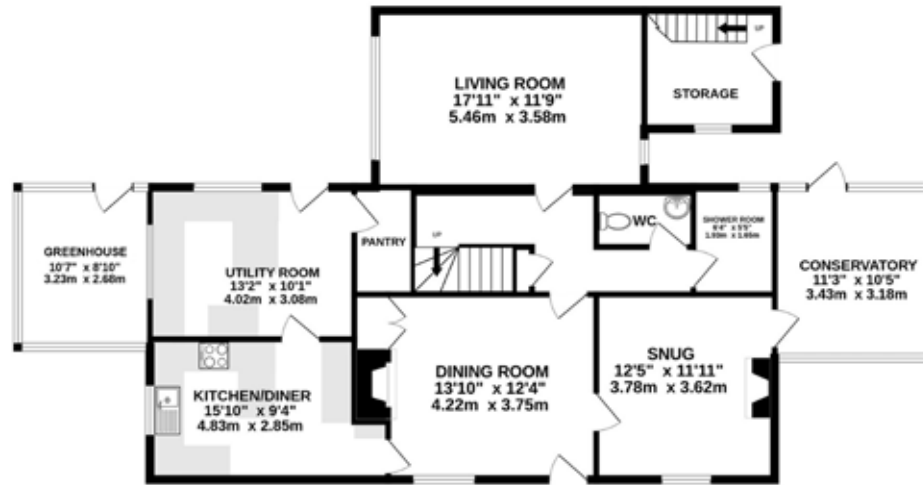
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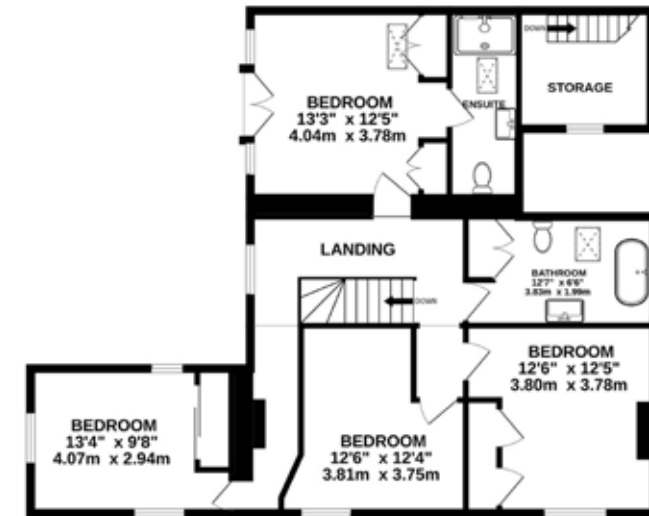
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GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.

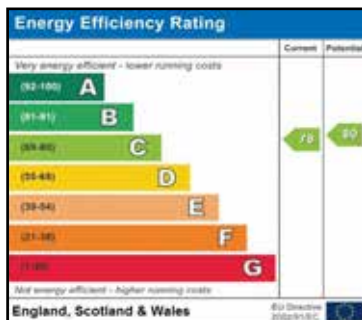


1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 2234 sq.ft. (207.5 sq.m.) approx.

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