



THE STORY OF

The Retreat

West Rudham, Norfolk

SOWERBYS



THE STORY OF

The Retreat

West Rudham, Norfolk
PE31 8RN

Off Street Parking

Single Garage and OHME EV Charger

A Richly Varied Rear Garden with Contrasting
Landscaped Sections and Field Views

Just Under 1/3 of An Acre (STMS)

Filled with Character, with Certain Parts
of the House Dating Back to 1710

Former Coaching Inn and Village Shop

Great Commuting and Coastal Links

Extremely Energy Efficient with
an EPC Rating of C

Four Double Bedrooms

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





Nestled in the heart of the desirable village of West Rudham, this beautifully presented four-bedroom period home offers an exceptional blend of timeless appeal, modern efficiency and idyllic countryside lifestyle.

Inside, the home is rich in warmth and personality. A charming double-fronted sitting room forms the heart of the house, complete with a wood-burning stove, creating a cosy yet elegant space for gathering. A separate snug offers a more intimate retreat, while a dedicated home office provides the perfect solution for modern working. The kitchen/diner is both practical and relaxed, ideal for day-to-day life, complemented by a separate dining room featuring a striking double-height ceiling that adds a real sense of occasion. A convenient downstairs shower room completes the ground floor.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for family and guests alike, each continuing the home's homely atmosphere.

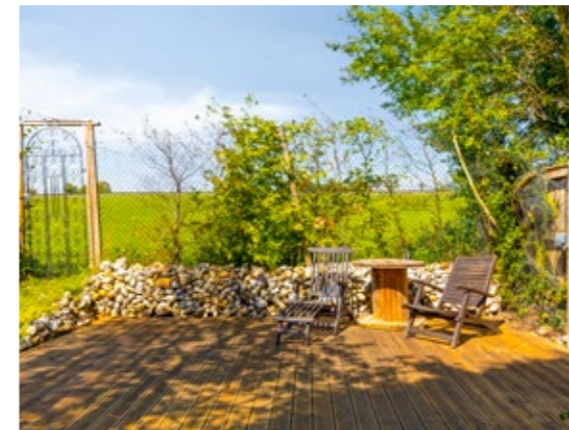
“The oldest part of the property dates back to around 1710, with later Georgian additions. Once a coaching inn and village shop, it is a home full of character and history.”

Notably, the property boasts an impressive EPC rating of C, a rarity for a home of this age, thanks to extensive insulation, solar panels and an air source heat pump, ensuring energy efficiency without compromising on its original charm.



Our home is a spacious, characterful retreat. We have lived here for 23 years & have carefully improved it through a complete renovation.





Set on a generous plot of around 1/3 of an acre (STMS), the property enjoys a truly stunning rear garden, thoughtfully landscaped into a variety of distinct areas that invite both relaxation and entertaining. From manicured sections to more natural spaces, the garden unfolds onto open field views beyond, creating a peaceful and private backdrop that perfectly complements the home's rural surroundings. A substantial barn provides exciting potential for conversion (STPP), adding further versatility to this already impressive offering. The property also benefits from a garage and ample off-street parking.

“We have enjoyed a busy yet relaxed life here, with a welcoming village community and beautiful views across the green and open fields.”

Situated in the charming village of West Rudham, this delightful property enjoys a peaceful countryside position just a short drive from the bustling town of Fakenham. King's Lynn and the stunning North Norfolk Coast are both within easy reach, offering an excellent balance of rural life and coastal enjoyment. The property is also conveniently located for Litcham School, a highly regarded local school, while the village itself benefits from excellent cricket and tennis facilities. For dining and socialising, the well-known The Crown Inn at nearby East Rudham is just a short distance away.

Blending space, heritage and sustainability in a picturesque Norfolk village, The Retreat offers a truly special opportunity to enjoy a relaxed lifestyle in beautifully landscaped surroundings.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

West Rudham

COMMUNITY SPIRIT IN A WELL
CONNECTED LOCATION

West Rudham is a small village on the A148 between the market town of Fakenham and King's Lynn. The village has a junior school and The Dukes Head pub serving traditional ales alongside Cantonese cuisine. West Rudham is well located for the North Norfolk Coast with its miles of unspoilt coastline.

There are good secondary schools at Fakenham and King's Lynn. The North Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from the Vendor



“A lovely family home with great village amenities close by, extensive gardens and parking for up to five cars.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating and solar panels.
OHME EV Charger.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0136-7327-0600-0500-0222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///wool.magically.fits

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

