



THE STORY OF

The Cottage

Croxton, Norfolk

SOWERBYS



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The Cottage

Croxton, Fakenham, Norfolk
NR21 0NP

Georgian Cottage

Vaulted Kitchen Family Room

Cosy Sitting Room

Dining Room

Three Double Bedrooms

Two Bathrooms (One En-Suite)

0.75 acres (STMS) Countryside Views

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Located on the edge of the charming hamlet of Croxton, The Cottage is a delightful Georgian home full of character and history, originally three farm workers' cottages now beautifully combined into a detached residence of just under 2,000 sq ft of versatile living space.

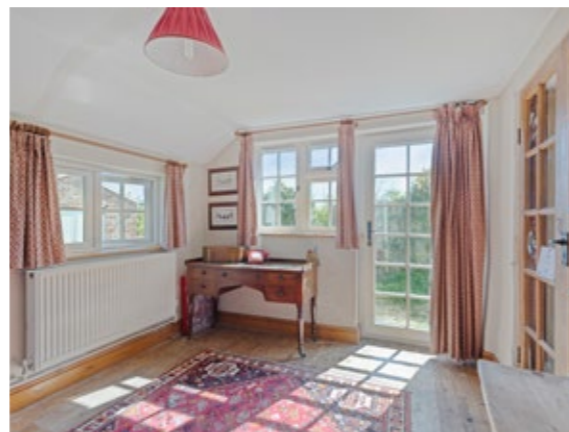
From the welcoming entrance hall, the home opens into a cosy sitting room with an open fire place and dining room with log burning stove, creating inviting spaces for relaxed evenings or entertaining.

At its heart is the impressive kitchen family room, thoughtfully added by the current owners, blending rustic charm with modern living. With underfloor heating, a vaulted ceiling, exposed beams, red brick parquet flooring, a central island, blue Aga, and French doors to the garden, it is a true social hub designed for gathering and everyday life.

Upstairs are two generous double bedrooms, each with its own staircase, one with an en-suite and the other served by a separate bathroom, while a third ground floor double bedroom adds flexibility for guests or multi-generational living.

Additional accommodation includes a study, utility room, and a charming walk-in larder. Outside, the gardens extend to approximately ¾ of an acre (STMS), featuring lawns, fruit trees, vegetable beds, a greenhouse, and open countryside views, along with a separate studio and workshop offering potential for conversion (STPP).

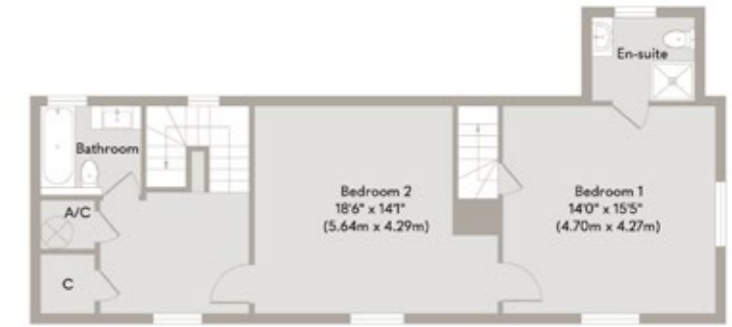
Beautifully framed by wisteria, The Cottage is a quintessential English country home, rich in charm and perfectly suited to an idyllic lifestyle.



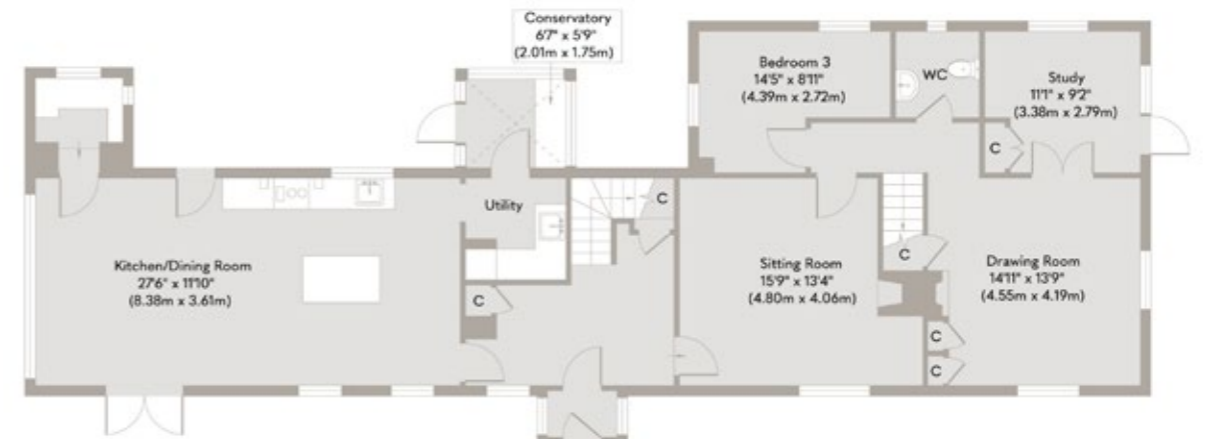


The home was originally three farm workers' cottages, with the earliest dating back to around 1750 and later additions made in the 1800s.





First Floor
Approximate Floor Area
624 sq. ft
(57.97 sq. m)



Ground Floor
Approximate Floor Area
1324 sq. ft
(123.00 sq. m)

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.

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Fakenham

A SUPERB PLACE, CLOSE TO
COAST AND COUNTRY

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.



Note from the Vendor



“We've loved the peace and quiet, the countryside views, the birds and wildlife.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.
Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9236-6324-7600-0540-1226.

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: ///mastering.liberty.print

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SOWERBYS

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