



Orchard House
Hindolveston Road | Fulmodestone | Norfolk | NR21 0NX

 FINE & COUNTRY

BESPOKE FAMILY HOME



This is a substantial, individually designed detached home in the heart of Fulmodeston, built to the specification of its original owners, combining distinctive red brick and flint stone with generous proportions. A large south-facing summer room and grounds that extend well beyond what the village setting might suggest.



KEY FEATURES

- An Individually Designed Detached House Built in 1995 of Brick and Flint Stone Construction
- Spacious Living Room Open Plan to Dining Room
- Kitchen/Diner with Solid Wood Units and Terracotta Tiled Floor
- South-Facing Conservatory/Summer Room
- Three Bedrooms and Family Bathroom
- The Principal benefits from an En-Suite Shower Room
- Attached and Detached Garages and Ample Driveway Parking
- Generous Rear Garden with Established Fruit Trees, Patio and Open Countryside Views
- Large Front Garden with Carriage Driveway and Well-Established Shrubs
- The Accommodation extends to 1,874sq.ft
- EPC: TBA as Original Expired

A compelling opportunity to acquire a well-proportioned home with a generous plot in a quiet yet accessible North Norfolk village. With scope to modernise and extend, and sitting within comfortable reach of Fakenham, Holt and the coast, Orchard House offers an exceptional combination of space, privacy and rural convenience.

A Home By Design

"It was to be their retirement home as they loved Norfolk and had spent many holidays there," the owner's niece explained when asked what first drew the family to Fulmodeston. Orchard House was built in 1995 for her aunt and uncle, who retired here from South East London and worked directly with the builder on the design, bringing with them a love of Spain that influenced certain stylistic choices throughout. The result is a home that feels both personal and considered, with the characteristic red brick and flint stone exterior giving it an immediately striking presence on Hindolveston Road.

Stepping Inside

A covered entrance porch opens into a hallway where a turned staircase sets the tone for the quality of joinery throughout. The living room is a generous space with exposed beams, two chandeliers and a slate fireplace, its dual aspect windows drawing in light and countryside views. An arched opening connects it to the dining room, together forming a flowing reception suite that works well for both everyday life and entertaining. The kitchen has solid wood units, terracotta floor tiles and a practical layout, while the south-facing summer room beyond, built around 2004, is flooded with light through full-height glazed sliding doors and opens directly onto the rear patio with wonderful views of the countryside beyond.

Upstairs, a notably large landing currently used as an office serves three bedrooms. The principal, with generous dimensions has an en suite shower room, with one further double, a third single or study and a family bathroom completing the floor.





KEY FEATURES

Improvements and Refinements

The most significant addition to the property since it was first built was the construction of the summer room to the rear, added around 2004. "It's south facing so it gets lots of sun most of the day, and would make a great open plan extension to the house to create more light and open up the dining and seating area," the owner's niece noted, discussing how this is potentially something for any incoming purchaser to explore.

So Much To Offer

What distinguishes this property is the thoughtfulness of its design. The original owners worked closely with the builder, and the result – red brick, flint stone, exposed beams, solid timber joinery and warm, earthy finishes throughout – is a home with real individuality. "The location of the property is in the centre of Fulmodeston, but it is also very private," the niece reflected. "It is quiet, but you have easy access to good towns including Holt and Fakenham. The plot is big so you have a great feeling of space to enjoy with family and friends." The combination of a central village position with genuine seclusion is not easy to find, and Orchard House delivers both.

Favourite Spaces

The landing has emerged as a particular highlight of the house in daily use. "At the top of the staircase there is a large landing which at present is used as an office area with a lovely outlook window," the owner's niece said. It is a generous, light-filled space that most houses of this size simply do not offer. The south-facing summer room is another space that repays the time spent in it – catching the sun for much of the day, it draws the eye straight out to the rear garden and the open countryside beyond.

The Outside

The grounds at Orchard House are a significant part of the appeal. To the front, a well-established in-and-out driveway provides ample parking and is flanked by mature and well-established shrubs, giving the approach an immediate sense of privacy. Attached to the main house is a garage with a further detached garage to the side. Reached through side gates to either side of the house, the rear garden reveals itself as one of the property's great pleasures. It features a patio area ideal for entertaining. It is lawn with established fruit trees including apple – "Both eating and cooking," the niece described. One boundary is formed by high shrubs providing privacy from adjacent gardens, while the other opens directly onto the countryside beyond so giving the garden that rare sense of open countryside right on the doorstep. The location invites a good deal of wildlife, including birds and the occasional deer.

























INFORMATION



On The Doorstep

Fulmodeston sits quietly in the North Norfolk countryside, yet its position between Fakenham and Holt means that everyday amenities, good schools and a wealth of leisure options are all within easy reach. "Most neighbours have lived there for many years which is a wonderful sign of a good area." The nearby village of Stibbard is home to a highly regarded primary school. For secondary education, Gresham's School in Holt is well known and within comfortable distance. Pensthorpe Natural Park and the Thursford Collection are both on the doorstep, and the unspoiled North Norfolk Coast – with its stretches of Area of Outstanding Natural Beauty, farm shops, boutique restaurants and country walks – is easily accessible. Norwich, named overall UK winner of the Sunday Times Best Places to Live 2026, is within approximately 25 miles. Pensthorpe Natural Park is approximately 4 miles, and the Thursford Collection is around 5 miles.

How Far Is It To?

Fakenham, with its racecourse, supermarkets and full range of local amenities, is approximately 6 miles from the property. The Georgian market town of Holt, renowned for its independent boutique shops, galleries and Byfords restaurant, is around 9 miles. The North Norfolk Coast, including the popular destinations of Wells-next-the-Sea, Blakeney and Burnham Market, is approximately 14 miles. The Cathedral City of Norwich, which offers a mainline railway station with direct services to London Liverpool Street, is within approximately 24 miles, typically around a 50-minute drive.

Directions

From Fakenham, take the A148 in the direction of Holt. After approximately 3.9 miles, turn right onto Snoring Road as signposted to Kettlestone and Fulmodeston, and continue as this becomes Croxton Road and into the village of Fulmodeston. At the crossroads continue straight across into Hindolveston Road and the property is almost immediately on the right behind an in-and-out driveway, as identified by a Fine & Country For Sale board.

Services, District Council and Tenure

Oil-Fired Central Heating, Mains Water, Mains Electricity, Private Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council – Council Tax Band: E
Freehold

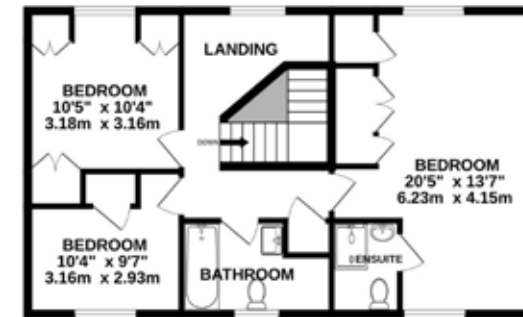
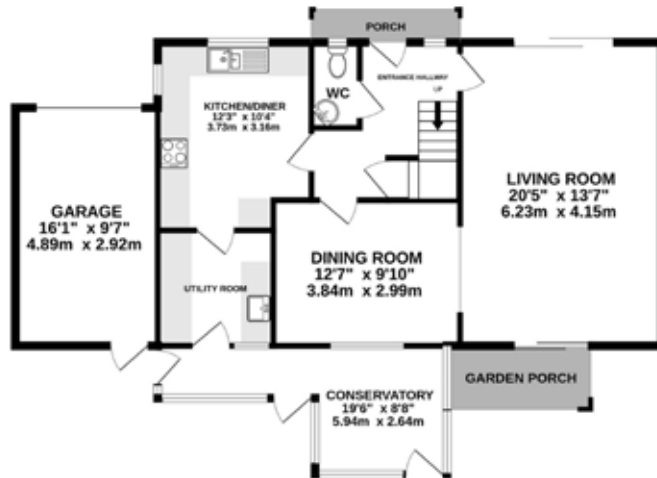
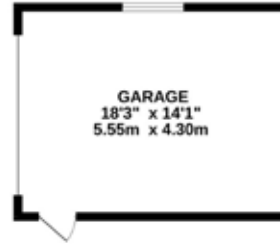
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA

Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.

GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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.
Made with Metroptx ©2026



Your Energy Performance Certificate (EPC) has Expired and you will require a new one in order to market your property.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Fakenham



Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

