



**Ivy Cottage, Sculthorpe**  
**Guide Price £450,000**

**BELTON DUFFEY**



# **IVY COTTAGE, 46 CREAKE ROAD, SCULTHORPE, NORFOLK, NR21 9NQ**

A superb extended 3/4 bedroom Grade II Listed, semi-detached period cottage situated in a charming setting on the edge of the village with fine church views. No chain.

## **DESCRIPTION**

Ivy Cottage is a superb Grade II Listed, semi-detached period cottage, built of red brick and flint walls under a pantile roof, with a distinctive crow-stepped gable to the side, decorative chimneys and original timber casement windows. The property stands in a charming setting overlooking the church and green, on the edge of the popular village of Sculthorpe, conveniently located close to Fakenham, Burnham Market and the north Norfolk coast.

The cottage has been beautifully refurbished and extended by the current owners to now provide spacious flexible living accommodation to the ground floor comprising an entrance hall, cloakroom, garden room, kitchen, dining room and sitting room. There is also a large ground floor bedroom with en suite shower room and a further reception room, currently used as a study but which could instead provide a fourth bedroom. Upstairs, the galleried landing leads to 2 further double bedrooms, including an en suite shower room to bedroom 2, and a family bathroom. Further benefits include oil-fired central heating and a fireplace housing a multi fuel burner in the sitting room.

Outside, there is an extensive gravelled driveway with a detached brick and flint built garage, a pretty flower garden to the front with church views and an attractively landscaped south facing walled garden to the rear.

Ivy Cottage is being offered for sale with no onward chain.

## **SITUATION**

Sculthorpe is a village blessed with amenities that many other villages of its size no longer have. As well as the thriving community village hall and the primary school, there is an outdoor play area, bowling green and allotments. It also boasts 2 restaurants and bars - Sculthorpe Mill having been awarded as one of The Times top 100 hotels in the country. Closeby nestled in the Wensum Valley, is the 45 acre Sculthorpe Nature Reserve home to and run by the Hawk and Owl Trust.

The village is 2.5 miles north west of Fakenham and 3.1 south east of South Creak. The North Norfolk coast is some 20 minutes' drive away with the nearest mainline station to London located in King's Lynn, approximately 20 miles away.

## **ENTRANCE HALL**

2.90m x 1.45m (9' 6" x 4' 9")

A partly glazed timber door leads from the front of the property into the entrance hall with exposed brick and flint wall and space for coat hooks. Door to ground floor bedroom 1 and glazed double doors to the garden room. Door to:



## **CLOAKROOM**

2.69m x 1.14m (8' 10" x 3' 9")

Vanity storage unit incorporating a wash basin, WC, built-in storage cupboard and half vaulted ceiling.

## **GARDEN ROOM**

4.00m x 2.20m (13' 1" x 7' 3")

A bright and airy hub of the house with a half vaulted ceiling and south facing bi-fold doors leading outside to the rear garden. Exposed brick and flint walls and a wide opening with a step leading up to the dining room. Door to:

## **KITCHEN**

4.80m x 2.20m (15' 9" x 7' 3")

A range of off white base and wall units, some glazed, with oak effect laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated appliances including an oven and ceramic hob with a stainless steel extractor hood over, dishwasher and spaces and plumbing for a washing machine and American style fridge freezer. Grant oil-fired boiler, exposed brick and flint wall, window overlooking the rear garden and a glazed timber door leading outside.

## **DINING ROOM**

4.78m x 2.95m (15' 8" x 9' 8")

Feature fireplace recess, staircase leading up to the first floor landing, understairs storage cupboard, exposed ceiling beams and doors to the sitting room and study/bedroom 4.

## **SITTING ROOM**

4.78m x 3.51m (15' 8" x 11' 6")

Impressive fireplace housing a multi fuel burner on a pamment tiled hearth with timber bressumer beam. Large built-in airing cupboard housing the hot water cylinder and accumulator tank, 2 further storage cupboards. 2 display recesses, exposed ceiling beams and 2 windows overlooking the front garden with church views beyond.

## **STUDY/BEDROOM 4**

4.78m x 2.38m (15' 8" x 7' 10")

Deep bay window to the side of the property, built-in cupboard and display shelves, window to the entrance hall.

## **GROUND FLOOR BEDROOM 1**

6.11m x 5.09m (20' 1" x 16' 8") at widest points.

Large L-shaped principal bedroom suite with a vaulted ceiling with 2 Velux rooflights, window to the side and bi-fold doors leading outside to the rear garden. Engineered oak flooring and a door leading into:



## **BEDROOM 1 EN SUITE SHOWER ROOM**

2.89m x 1.69m (9' 6" x 5' 7")

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Exposed brick and flint wall, extractor fan and a half vaulted ceiling with Velux rooflight.

## **FIRST FLOOR LANDING**

2.92m x 2.91m (9' 7" x 9' 7")

Galleried first floor landing with space for freestanding furniture, exposed ceiling beam and dormer window to the north with church views. Doors to the 2 upstairs bedrooms and family bathroom.

## **BEDROOM 2**

4.84m x 3.44m (15' 11" x 11' 3")

Characterful bedroom with wide exposed pine floorboards and exposed ceiling and wall beams, feature brick and chalk panel, Velux rooflight to the south and a dormer window to the north with church views. Opening to dressing area with built-in wardrobe cupboard and drawer units, door to:

## **BEDROOM 2 EN SUITE SHOWER ROOM**

1.58m x 1.43m (5' 2" x 4' 8")

A white suite comprising a shower cubicle with chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Exposed ceiling beam, extractor fan and a Velux rooflight.

## **BEDROOM 3**

4.70m x 2.38m (15' 5" x 7' 10")

Wide exposed pine floorboards and exposed ceiling beams, Velux rooflight and a window to the side with church views.

## **FAMILY BATHROOM**

2.83m x 1.83m (9' 3" x 6' 0")

A white suite comprising a panelled bath with a chrome mixer shower over, pedestal wash basin, WC. Exposed ceiling beams, extractor fan and a Velux rooflight.





## **OUTSIDE**

Ivy Cottage is set back off Creake Road behind a hedged boundary with 5 bar gates opening onto an extensive gravelled driveway providing parking for several vehicles, electric vehicle charging point and leading to the detached garage. A paved walkway leads to the front entrance door with outside light and a brick cobbled pathway with pergola archways which meander through the front garden with lawned areas, ornamental pond, plant beds and a sandstone paved terrace making the most of the views towards to the church.

To the rear of the property, there is an attractively landscaped mainly walled south facing garden comprising a paved terrace and decked walkways opening out from the bi-fold doors with a lawn beyond. Well stocked perimeter borders, oil storage tank screened by Corten steel fencing, timber summer house with power connected and a paved area with space for refuse bin storage, open fronted stores and a small garden shed. Door to the garage and a tall pedestrian gate with access to the property's driveway, outside tap and lighting.

## **GARAGE**

5.52m x 2.94m (18' 1" x 9' 8")

Detached brick and flint built garage with a tiled roof, timber double doors to the driveway, power and light and a pedestrian door to the property's rear garden.

## **DIRECTIONS**

Proceed out of Fakenham on the A148 heading west in the direction of King's Lynn and take the turning right signposted to Burnham Market. Proceed past the golf range and continue to the small crossroads, with a house on your left, and turn left into the village of Sculthorpe. Pass the church on your right where you will see Ivy Cottage (number 46) a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity with electric vehicle charging point. Oil-fired central heating to radiators. EPC Rating Band n/a (exempt as Grade II Listed).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

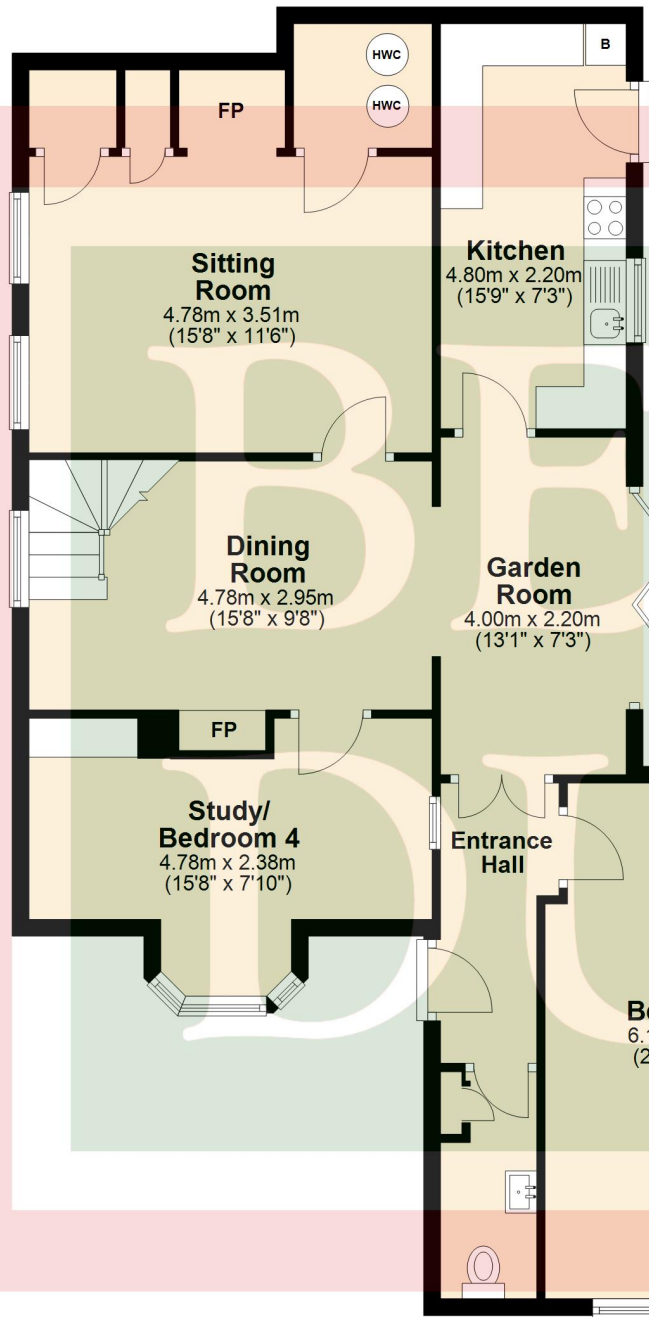
## **TENURE**

This property is for sale Freehold.

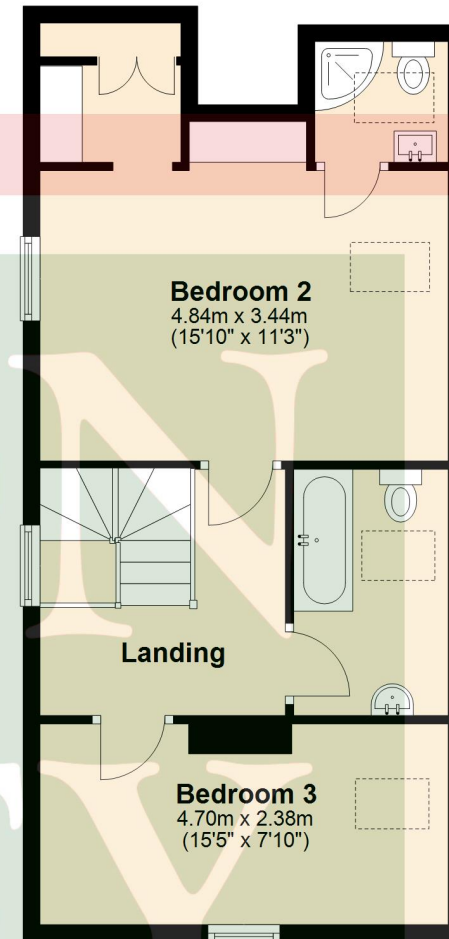
## **VIEWING**

Strictly by appointment with the agent.

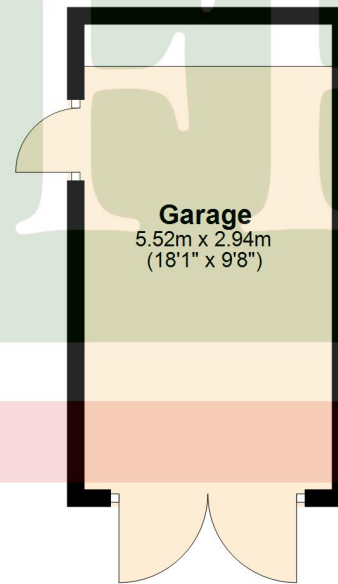




**Ground Floor**  
Approx. 109.8 sq. metres (1182.2 sq. feet)



**First Floor**  
Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 159.3 sq. metres (1715.0 sq. feet)



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