



**1 Faiths Corner, Choseley**  
**Offers in Excess of £400,000**

**BELTON DUFFEY**

# 1 FAITHS CORNER, RINGSTEAD ROAD, CHOSELEY, NORFOLK, PE31 8PQ

A superb barn conversion with spacious characterful 2 bedroom accommodation situated in a charming rural setting 2 miles from the north Norfolk coast at Thornham. No chain.

## DESCRIPTION

Situated in a charming setting in this tiny rural hamlet in an Area of Outstanding Natural Beauty, 1 Faiths Corner is an exciting opportunity to purchase a characterful single storey barn conversion built predominantly of brick and flint walls under a pantile roof. The property is set back from a country lane in a private position behind a tall wall and timber double gates. There is spacious accommodation comprising an open plan kitchen/diner, large sitting room, 2 double bedrooms and a luxury bathroom. Further benefits include vaulted ceilings with exposed beams, oak floors and pamment tiled flooring, oak internal doors and a wood burning stove in the sitting room.

Outside, the barn wraps around an attractive west facing courtyard garden to 2 sides which provides parking for several cars and has a raised decked terrace with plant and shrub borders.

1 Faiths Corner is being offered for sale with no onward chain.



## **SITUATION**

Choseley is a charming tiny rural hamlet conveniently situated between Docking to the south and Titchwell and Thornham to the north. Docking is a thriving community with good amenities including a primary school, village stores/Post Office, pub, fish and chip shop and a medical centre. Thornham is a picturesque, coastal village with a small harbour, marshes and wide, sandy beach fringed by dunes and pinewoods. Its creeks were famous during the 18th and 19th centuries for their smuggling activities with gangs of locals unloading contraband alcohol, tobacco and wool by moonlight. Today, the village is a haven for foodies with a wide range of eateries and the Drove Orchards boutique retail park. The coastline attracts walkers along the North Norfolk Coastal Path, birdwatchers, sailors, golfers and visitors enjoying the beach and many other nearby places of interest including the Burnhams, Wells-next-the-Sea and the Holkham Estate

Choseley's location is ideal for both families living in the area or visitors with the beautiful north Norfolk coast (an Area of Outstanding Natural Beauty), with its excellent range of sporting and leisure facilities, just 2 miles away to the north with the larger towns of Fakenham and King's Lynn also within easy driving distance.

## **KITCHEN/DINER**

5.93m x 2.61m (19' 5" x 8' 7")

A composite entrance door leads from the courtyard to the front of the property into the kitchen/diner with half vaulted ceiling and engineered oak floor. Comprising:

### **KITCHEN AREA**

A range of gloss white base and wall units with contrasting black worktops and upstands incorporating a recessed stainless steel sink unit with mixer tap, tiled splashbacks. Integrated appliances including an oven, ceramic hob with a glass splashback and extractor hood over, dishwasher. Space for a freestanding fridge freezer, glass roof panels providing plenty of natural light, west facing window overlooking the courtyard, opening to the inner lobby. Open plan to:

### **DINING AREA**

Ample room for a dining table and chairs with wiring for pendant lights over, large fitted airing cupboard housing the hot water cylinder, electric radiator. West facing window and a door to bedroom 2

## **INNER LOBBY**

Pamment tiled floor, exposed roof beam, door to the bathroom and an opening to:

## **SITTING ROOM**

6.19m x 3.25m (20' 4" x 10' 8")

Impressive bright and airy sitting room with a vaulted ceiling with exposed beams, 2 windows overlooking the courtyard and a Velux window. Cast iron wood burning stove with an exposed flue on a raised pamment tiled hearth, electric radiator, solid oak flooring, 2 hatches to the loft space and a door to bedroom 1.



## **BEDROOM 1**

3.85m x 3.37m (12' 8" x 11' 1")

Range of fitted wardrobe cupboards, vaulted ceiling with exposed beams, terracotta pamment tiled flooring with electric underfloor heating, supplementary electric radiator and a glazed door with glazed panels to the side leading outside to the courtyard garden.

## **BEDROOM 2**

4.15m x 2.61m (13' 7" x 8' 7")

Engineered oak flooring, electric radiator and 2 west facing windows overlooking the courtyard garden.

## **BATHROOM**

3.52m x 3.02m (11' 7" x 9' 11") at widest points.

A luxury suite comprising a Suite comprising a freestanding roll top bath with a shower mixer tap on a raised slate tiled plinth, large shower cubicle with an electric shower, wall mounted wash basin and WC. Pamment tiled floor, tiled splashbacks and dado panelling, utility recess with space and plumbing for a washing machine and cupboard over. Exposed beam, shaver light point, white towel radiator, hatch to loft space and a Velux window.

## **OUTSIDE**

1 Faiths Corner is situated in a charming rural position approached via a right of way over a gravelled driveway belonging to the neighbouring property and leading to its own set of double timber gates opening onto the property's courtyard. The courtyard is west facing and has been gravelled for ease of maintenance and providing parking for several cars. Small decked terrace area, plant and shrub borders, small timber shed, outside lighting.

## **DIRECTIONS**

From Wells-next-the-Sea, take the A149 coast road towards Hunstanton. Proceed through the coastal villages of Burnham Overy Staithe, Burnham Deepdale, the Brancasters, Titchwell and into Thornham. Take the second left on entering Thornham signposted Choseley 2 miles. Follow this road into open countryside until you get to a crossroads. On your left you will see the property, in the small development of converted barns.

From Fakenham marketplace, take B1146 onto Wells Road. At the Shell petrol station roundabout, take the 2nd exit onto the A148 towards King's Lynn. Turn right onto B1454. At the village of Docking, turn right onto B1153 by the church. At sharp right hand bend, bear left onto Choseley Road and continue to the crossroads where you will see the property.

## OTHER INFORMATION

Mains water, private drainage and mains electricity. Electric radiator heating plus electric underfloor heating in bedroom 1 and a wood burning stove in the sitting room. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band A.

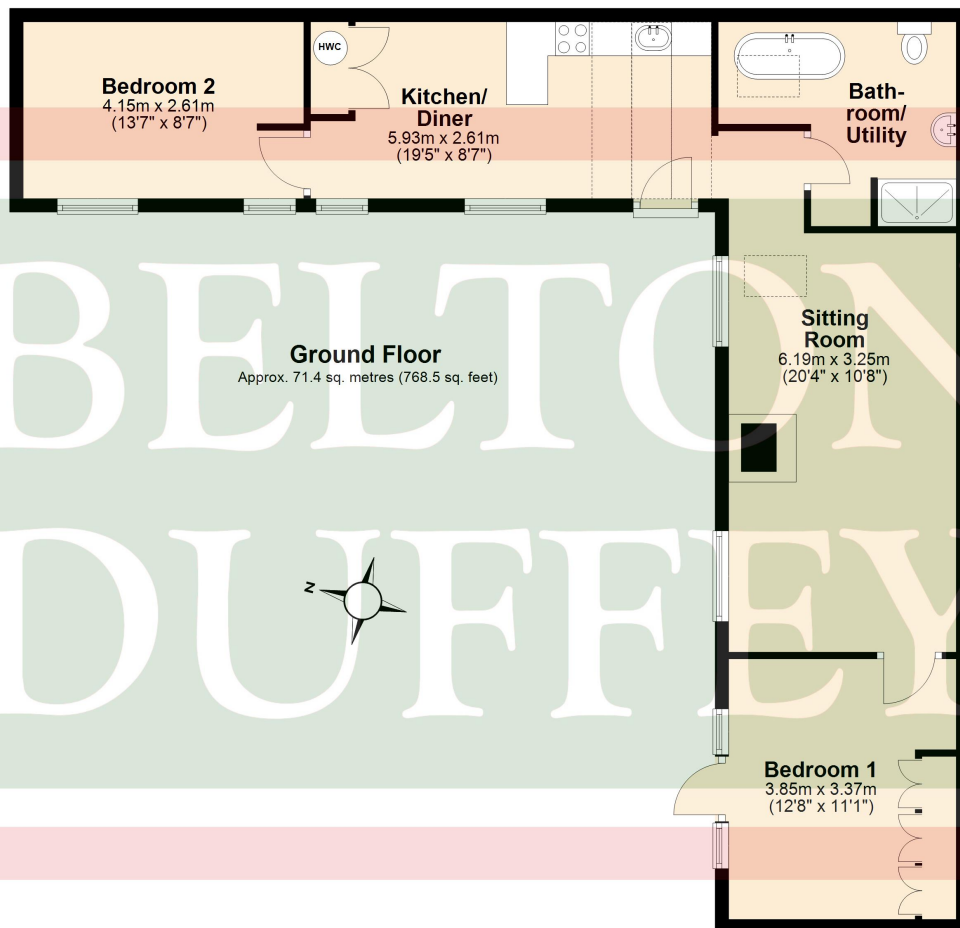
## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





Total area: approx. 71.4 sq. metres (768.5 sq. feet)





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