



Star House, Fakenham
Guide Price £640,000

BELTON DUFFEY



STAR HOUSE, 44 OAK STREET, FAKENHAM, NORFOLK, NR21 9DY

An historic Grade II Listed landmark conversion of a former public house with substantial 5 bedroom accommodation and attractive 0.28 acre (sts) gardens and grounds.

DESCRIPTION

Star House would have originally been built as a residence of flint cobble and brick with attractive Dutch gables to either end. Set well back from the street, the property represents one of Fakenham's most historic properties and is believed to have been built circa 1600. This Grade II listed home has a varied history having been, amongst other things, a surgeons shop, a wash-house, a stable and, for nearly 200 years before its conversion approximately 25 years ago, a public house. Originally licenced in 1829 as the 'Sheep and Pig Market, Star Inn', the pub more recently became known as simply 'The Star', as the old sign still in the garden attests to, until its closure in 2013.

The property has been beautifully and sympathetically restored to a high specification whilst retaining its character. Features include sash and arched windows with fitted shutters, tiled and boarded floors, vaulted ceilings, exposed beams and a superb snug room, formerly the bar/restaurant, which still has its original panelling with round headed arches and ionic pilasters. With accommodation arranged over 3 floors, plus a cellar, with a total of 5 bedrooms, the principal having a walk-in dressing room as well as an en suite. The ground floor enjoys a wealth of living and entertaining space with a sitting room, a formal dining room, garden room and an informal snug.

Outside, and unusually considering the town centre location, the grounds amount to approximately 0.28 acre (subject to survey) with a gated courtyard to the front providing extensive parking and garden space whilst the impressive partly walled rear garden is tiered over 2 levels and also has vehicular access.

SITUATION

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse.

ENTRANCE PORCH

2.55m x 2.20m (8' 4" x 7' 3") Original partly glazed arched double doors with windows to the sides lead from the driveway to the front of the property into the entrance porch. Tiled floor, space for coat hooks and shoe storage etc and glazed double doors leading into:



RECEPTION HALL

Staircase to the first floor landing with a feature cast iron fireplace under, column radiator, partly tiled and engineered oak flooring. Doors to the sitting room and snug.

SITTING ROOM

5.19m x 4.77m (17' 0" x 15' 8") Exposed floorboards, 2 column radiators, exposed beams, sash window to the front with fitted shutters. Steps leading up to:

DINING ROOM

5.30m x 3.36m (17' 5" x 11' 0") Red brick open fireplace, column radiator, partly tiled floor and exposed floorboards, window overlooking the garden to the side and a partly glazed door leading outside. Opening to the garden room and a door to:

KITCHEN/BREAKFAST ROOM

5.61m x 3.63m (18' 5" x 11' 11") A range of cream base and wall units with wood block worktops incorporating a double butler sink with chrome mixer tap, tiled splashbacks. Rangemaster gas-fired range cooker with an extractor hood over, integrated dishwasher, integrated washing machine and a recess housing an American style fridge freezer. Wall mounted gas-fired boiler, 2 vertical column radiators, black laminate flooring, exposed flint wall, window overlooking the rear garden and a partly glazed door leading outside.

GARDEN ROOM

4.04m x 2.14m (13' 3" x 7' 0") Dark laminate flooring with electric underfloor heating, full height windows to the sides with bi-fold doors leading outside to the rear garden.

SNUG

4.70m x 4.13m (15' 5" x 13' 7") A superb characterful room with original wall and ceiling panelling incorporating round-headed arches and ionic pilasters, red brick fireplace housing a flame effect electric fire. Exposed floorboards, 2 column radiators and a fitted cupboard. Sash window to the front with fitted shutters, door opening onto a winder staircase to the first floor and a door leading into:

BEDROOM 3

4.10m x 2.34m (13' 5" x 7' 8") Engineered oak flooring, 2 radiators and 2 windows to the side. Door leading into:

EN SUITE SHOWER ROOM

A white suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC. Engineered oak flooring, extractor fan and a window to the side.



CELLAR

4.80m x 4.75m (15' 9" x 15' 7") Accessed from a hatch in the reception hall with the original barrel shoot to the front of the property.

FIRST FLOOR LANDING

Radiator, panelled ceiling, staircase leading up to the second floor and doors to bedrooms 1 and 2 and the study.

BEDROOM 1

5.02m x 4.88m (16' 6" x 16' 0") Double aspect bedroom with a window to the front and a small window to the rear. 2 radiators, small wall cupboard, exposed beams and steps leading up to a latch door to:

DRESSING ROOM

3.58m x 3.13m (11' 9" x 10' 3") Fitted wardrobe/airing cupboard, also housing the hot water cylinder, radiator, engineered oak flooring and 2 windows to the side. Latch door leading into:

EN SUITE BATHROOM

A white suite comprising a roll top bath on claw feet with a chrome shower mixer tap, shower cubicle, pedestal wash basin and high level WC. 2 chrome towel radiators, engineered oak flooring, extractor fan and a window to the side.

BEDROOM 2

5.02m x 3.70m (16' 6" x 12' 2") Red brick fireplace housing a wood burning stove, 2 radiators, exposed beams, doors opening onto winder staircases leading downstairs to the snug and upstairs to bedroom 4. Window to the front and mirrored sliding doors leading into:

EN SUITE CLOAKROOM

Pedestal wash basin, WC and engineered oak flooring.

STUDY

2.55m x 2.35m (8' 4" x 7' 9") Radiator, engineered oak flooring and a window to the front.

SECOND FLOOR LANDING

Galleried landing with a full height vaulted ceiling with exposed beams, radiator and doors to bedrooms 4 and 5 and the family bathroom.

BEDROOM 4

5.02m x 4.28m (16' 6" x 14' 1") at widest points. Full height vaulted ceiling with exposed beams, radiator, door opening onto a staircase leading downstairs to bedroom 2. 2 Velux windows to the rear.



BEDROOM 5

4.28m x 4.17m (14' 1" x 13' 8") Full height vaulted ceiling with exposed beams, radiator, window to the side and a Velux window to the rear.

FAMILY BATHROOM

A luxury suite comprising a panelled bath with a shower mixer tap, extensive vanity storage unit with a worktop incorporating 2 washbasins and a concealed cistern WC. Feature mirrored wall, engineered oak flooring, radiator and 2 Velux windows to the side.

OUTSIDE

Star House is set well back off Oak Street behind a curved wall with iron railings and metal double gates opening onto an extensive cobbled courtyard providing parking for several vehicles. Gravelled beds with space for planters, original barrel hatch to cellar, access to the front porch and a gate to the side leading to the rear garden.

The attractively landscaped rear garden comprises a large gravelled garden interspersed with fruit trees and bounded by reclaimed railway sleepers, also having vehicular access. Wide steps lead up to 2 tiered lawns with a well stocked raised bed and lovely old walled boundaries to the south and east.

In all, the gardens and grounds amount to approximately 0.28 acre (subject to survey).

DIRECTIONS

Leave Fakenham Market Place heading north on Oak Street, passing the library on the right-hand side. Continue for approximately 400 yards and you will see Star House set back from the road on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band D.

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

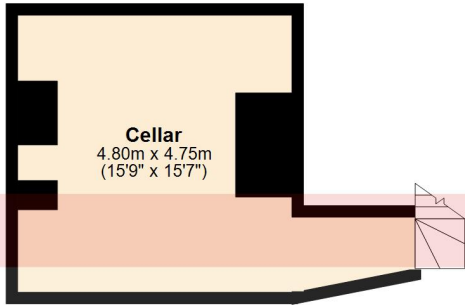
TENURE

This property is for sale Freehold.

VIEWING

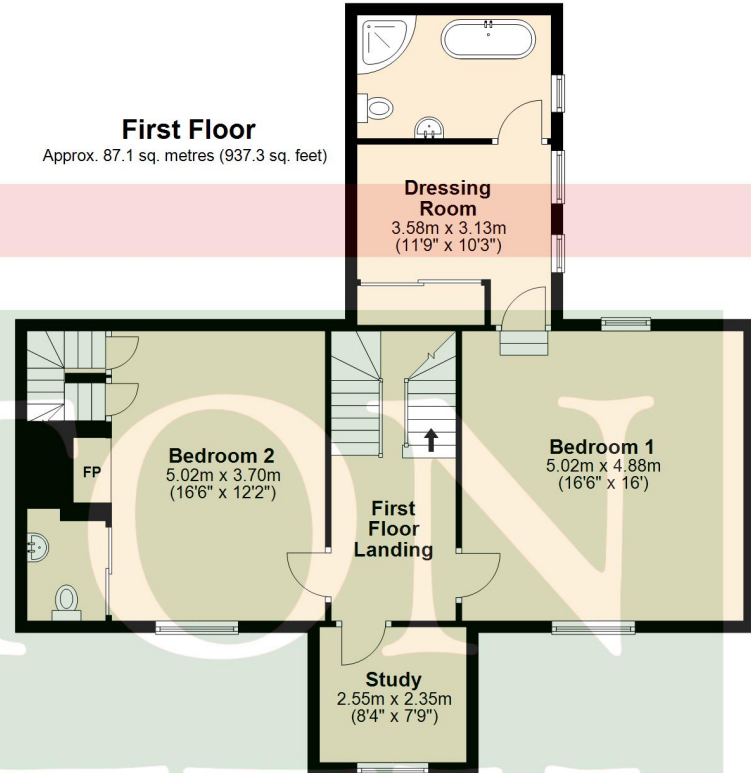
Strictly by appointment with the agent.





Cellar
4.80m x 4.75m
(15'9" x 15'7")

Cellar
Approx. 25.0 sq. metres (269.4 sq. feet)



First Floor
Approx. 87.1 sq. metres (937.3 sq. feet)

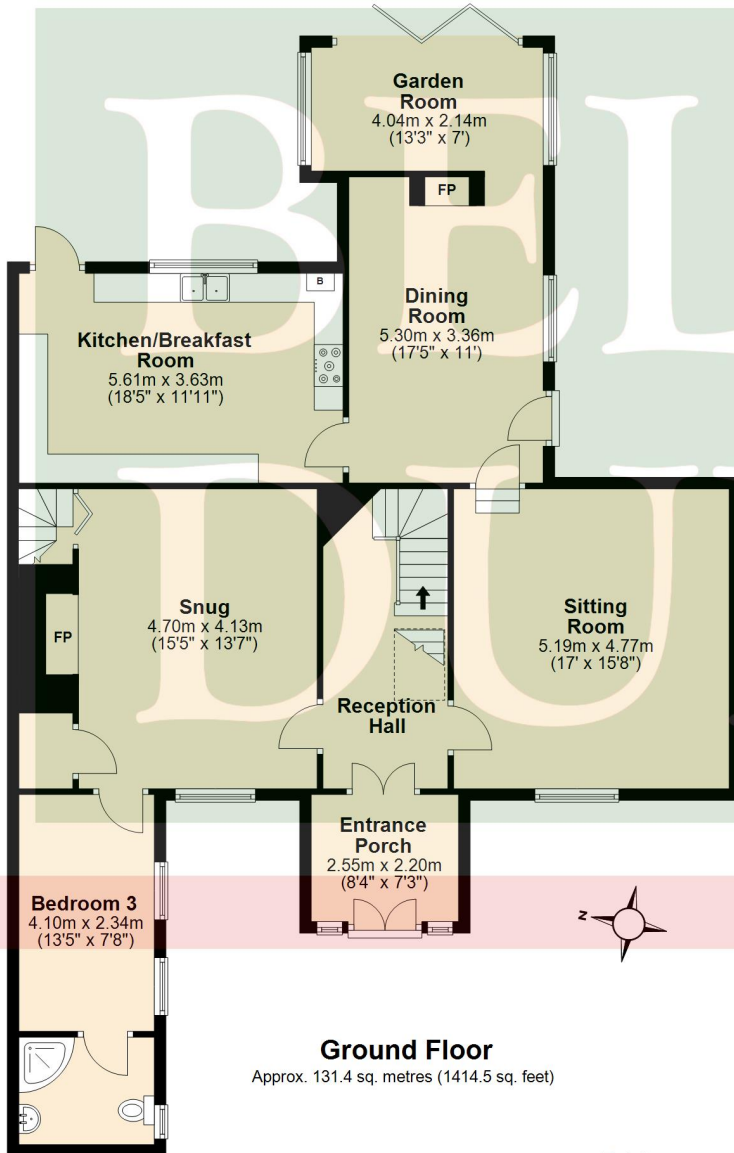
Dressing Room
3.58m x 3.13m
(11'9" x 10'3")

Bedroom 2
5.02m x 3.70m
(16'6" x 12'2")

Bedroom 1
5.02m x 4.88m
(16'6" x 16')

First Landing

Study
2.55m x 2.35m
(8'4" x 7'9")



Ground Floor
Approx. 131.4 sq. metres (1414.5 sq. feet)

Kitchen/Breakfast Room
5.61m x 3.63m
(18'5" x 11'11")

Garden Room
4.04m x 2.14m
(13'3" x 7')

Dining Room
5.30m x 3.36m
(17'5" x 11')

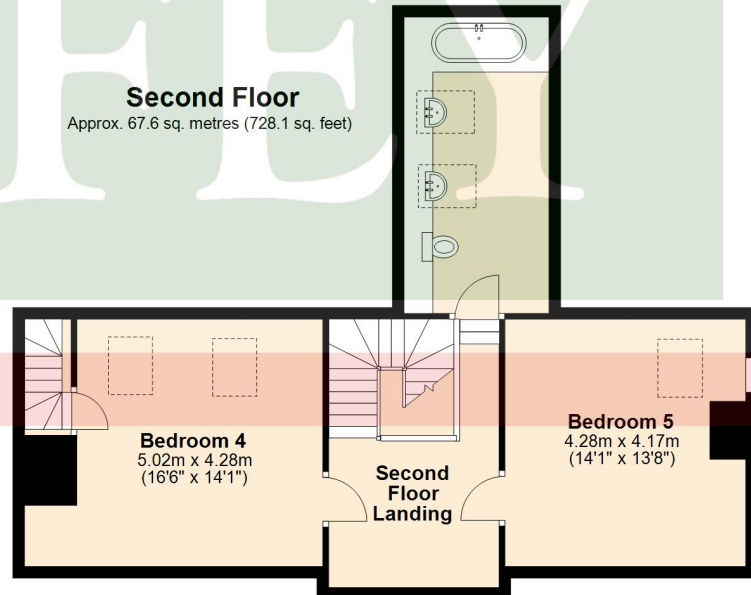
Snug
4.70m x 4.13m
(15'5" x 13'7")

Sitting Room
5.19m x 4.77m
(17' x 15'8")

Reception Hall

Entrance Porch
2.55m x 2.20m
(8'4" x 7'3")

Bedroom 3
4.10m x 2.34m
(13'5" x 7'8")



Second Floor
Approx. 67.6 sq. metres (728.1 sq. feet)

Bedroom 4
5.02m x 4.28m
(16'6" x 14'1")

Bedroom 5
4.28m x 4.17m
(14'1" x 13'8")

Second Floor Landing



Total area: approx. 311.2 sq. metres (3349.4 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

