



Owl Cottage, Thursford
£270,000

BELTON DUFFEY

OWL COTTAGE, FAKENHAM ROAD, THURSFORD, NORFOLK, NR21 0BE

Attractive characterful contemporary barn conversion with spacious accommodation over 2 floors plus stunning landscaped garden and parking, all in convenient village location.

DESCRIPTION

Conveniently situated equidistant from Holt and Fakenham off the A148 at the Thursford crossroads, this attractive barn conversion offers surprisingly spacious contemporary living spaces over two floors with many character features including exposed brickwork, beams and brick fireplace.

The accommodation includes a double height hallway, cloakroom, generous sitting/dining room, fitted kitchen, two double first floor bedrooms and well fitted shower room. There is oil fired radiator heating and sealed unit double glazing. Externally there is allocated parking for 2 vehicles and informal visitor parking. The hard landscaped and enclosed garden, enjoying a sunny westerly aspect is a particular feature with paved seating and Bar-B-Q areas designed to make maximum advantage of the orientation.

Owl Cottage, given the accommodation, location and character, is bound to appeal to owner occupiers but could equally suit those seeking a second/holiday home or investors looking to let on the vacation or assured shorthold markets.



SITUATION

Thursford is a small rural village situated in a convenient location for all that north Norfolk has to offer with its own church, petrol station, pub, Thai restaurant and home to the famous Thursford Collection and host to the world famous Christmas Spectacular.

Amenities are just a short drive away at the larger village of Little Walsingham which, for its size, supports an amazing number of shops with tourist/pilgrim shops, a mini-supermarket, tea shops, 2 public houses and an award winning farm shop. The village also has a doctor's surgery and a primary school. Linking Little Walsingham to the coastal town of Wells-next-the-Sea, some 4 miles away, is the Wells and Walsingham Light Railway.

The market towns of Fakenham and Holt are also close by and the beautiful north Norfolk coastline with its salt marshes and long sandy beaches just 8 miles to the north.

SITTING/DINING ROOM

8.14m max x 3.72m (26' 8" max x 12' 2")

Multi-pane front door with multi-pane side windows, a bright spacious and characterful living room with additional window to dining area with deep tiled sill, feature exposed brick fireplace with tiled hearth and oak bressemer housing cast iron log burner, oak effect vinyl flooring, exposed ceiling beam, radiator, 4 wall light points.

KITCHEN

3.85m x 2.35m (12' 8" x 7' 9")

Window to rear, excellent range of wall and floor mounted storage units in attractive light oak finish, extensive worksurfaces incorporating stainless steel sink unit with swivel mixer tap, contrasting splashback tiling, 4 ring hob with extractor over, fitted double oven, space and plumbing for automatic dishwasher, recess for American style fridge/freezer, pantry cupboard, tiled flooring, serving hatch to dining area, extractor fan, ceiling recessed downlighters.

HALLWAY

Full height multi-pane windows to rear, single light stable door to rear staircase to first floor with recess under, exposed brick wall, part herringbone brick flooring, part oak effect vinyl flooring, double utility cupboard with space and plumbing for automatic washing machine.



CLOAKROOM

Suite comprising WC and pedestal wash basin, tiled flooring, extractor fan.

FIRST FLOOR LANDING

Exposed ceiling beam, radiator, doors to;

BEDROOM 1

4.79m x 3.75m (15' 9" x 12' 4")

Velux window to front, 2 built in wardrobe cupboards, shelved recess, exposed ceiling beams, 2 radiators.

BEDROOM 2

4.19m x 3.56m (13' 9" x 11' 8")

Velux window to front, 2 radiators, exposed ceiling beams.

SHOWER ROOM

Fully tiled shower cubicle, pedestal wash basin, WC, attractive complementary tiling, heated chrome towel rail, tiled flooring, wall mounted fluorescent strip light with shaver socket, extractor fan, ceiling recessed downlighters.

OUTSIDE

From the parking area, gated access to enclosed bin storage and composting area where the oil storage tank is located and trellis fencing and trellis gate leading to the hard landscaped formal garden enjoying a sunny westerly aspect which is enclosed by brick and flint walls and fencing. Paved Bar-B-Q area, gravel covered ornamental garden with raised sleeper planters, attractive paved seating area. Additional enclosed grassed area to rear of property.

PARKING

Allocated parking for 2 vehicles and additional informal guest parking.

DIRECTIONS

Leave Fakenham heading east on the A148 towards Holt. Continue along for approximately 4 miles and the entrance to Owl Cottage and neighbouring properties is on the left, just after the right turn to Briston and before the Crayfish Thai restaurant.

OTHER INFORMATION

Mains water, private drainage and mains electricity. Oil fired central heating to radiators and underfloor heating. EPC Rating Band D.

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

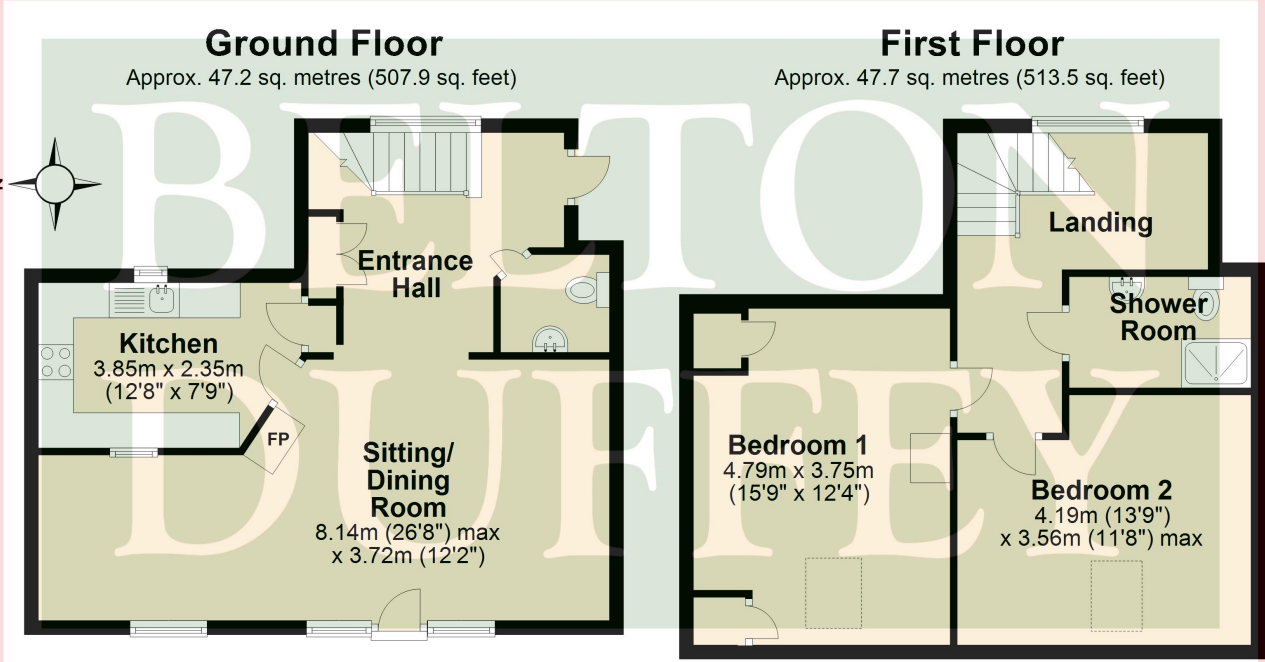
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 94.9 sq. metres (1021.5 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

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