



Charming Grade II Listed cottage

Gamekeepers Cottage, 7 West Raynham Road, South Raynham, NR21 7HG

Freehold



Dining Hall • Sitting Room • Kitchen/Breakfast room •
Shower Room • Principal Bedroom with en suite •
Bedroom Two with en suite

Outside: Two parking spaces • front and rear gardens

The Property

Gamekeepers cottage is a charming, Grade II Listed property and former farm workers cottage to the Raynham estate. The property is currently being used by the vendors as a successful holiday let although this would make an excellent country retreat for an owner occupier.

Having undergone a process of renovation and re-modelling, the property now offers high quality accommodation including an excellent sitting room with feature fireplace and stunning kitchen with built in appliances

The principal bedroom features a modern en suite that was previously bedroom three and the second bedroom is also served via a dedicated en suite. The reception hall provides an ideal dining space and the downstairs is completed by a luxurious shower room.

Outside

The property features two parking spaces side by side. The principal garden area is to the front of the property and is mainly laid to lawn with a maturing hedge in situ and a variety of shrubs planted. An excellent far-reaching view down towards West Raynham is a particular highlight to enjoy from the rear garden

Location

Gamekeepers Cottage is located on the edge of the village of South Raynham, a village surrounded by the 17th century Raynham Hall Estate. The village has a petrol station and store, with further amenities, supermarkets and education in the nearby Georgian market town of Fakenham. The town also has a cinema, coffee shops, restaurants, National Hunt racecourse, golf course and pitch and putt course. The market town of Swaffham is approximately 10 miles away, with good shopping and a Waitrose supermarket.

The renowned North Norfolk Coast is 14 miles away, providing good quality sailing, seal trips, a network of coastal paths, sandy beaches, a plethora of restaurants and pubs and RSPB bird reserves. Other nearby attractions include the Pensthorpe Nature Reserve, the Sandringham, Holkham and Houghton Estates which are open to the public, and many good local pubs notably The Dabbling Duck at Great Massingham and The Rose & Crown in Harpley.

There are regular rail services to London King's Cross from both Downham Market and King's Lynn, and services to London Liverpool Street from Norwich.





Services

Mains water, oil fired central heating, electricity and private drainage

Local Authority

North Norfolk District Council
Council Tax Band TBA

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

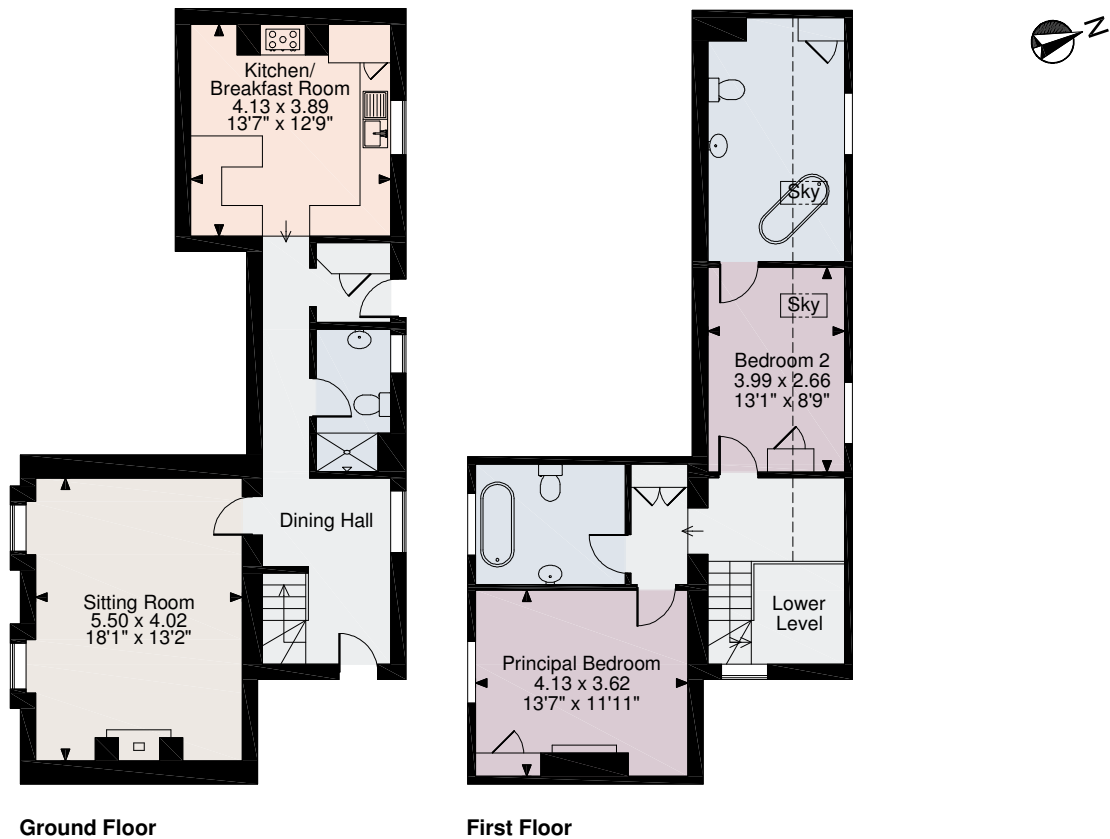


West Raynham Road, Fakenham, Norfolk
Main House gross internal area = 1,121 sq ft / 104 sq m

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