

61 Buck Yard, Helhoughton

Guide Price £350,000

BELTON DUFFEY

61 Buck Yard

Helhoughton,

Norfolk, NR21 7BW



A charming character cottage offering flexible 3/4 bedroom accommodation over three storeys with parking, garage and delightful 0.3 acre (sts) gardens. No onward chain.

DESCRIPTION

Offered for sale with no onward chain, 61 Buck Yard presents an exciting opportunity to acquire a charming Grade II Listed brick and flint semi detached character cottage, discreetly positioned at the end of a quiet yard in the sought after rural village of Helhoughton. The property offers well presented and versatile accommodation arranged over three storeys.

The ground floor is accessed from a porch to the front and features a welcoming sitting room flowing into a dining room, a fitted kitchen with an adjoining conservatory and a luxury family bathroom with a freestanding bath and a shower cubicle. On the first floor, the landing provides access to bedrooms two and three, along with an upstairs cloakroom. A further room, currently used as a home office, could easily serve as an occasional fourth bedroom and includes a staircase leading to the second floor. Here, the principal bedroom and dressing room both enjoy Velux windows with attractive elevated views over the gardens.

The cottage is rich in period character with features including fireplaces in both reception rooms housing wood burning stoves, pamment tiled flooring, exposed beams and timber casement windows. These are complemented by the practicality of oil-fired central heating to radiators.



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This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.

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OUTSIDE

A standout feature of the property is its impressive gardens and grounds. Accessed via a shared driveway serving this small cluster of properties on the yard, number 61 benefits from a carport, generous driveway parking for multiple vehicles and a large timber garage/workshop. Immediately to the rear of the cottage is a west facing courtyard garden, along with a useful heated utility/boiler room that offers excellent potential as a home office or studio. Beyond lies the main garden - a delightful space comprising a generous lawn interspersed with mature trees, well stocked borders, a greenhouse and shed and a central paved terrace complete with a pizza oven, ideal for outdoor entertaining.

In all, the gardens and grounds amount to approximately 0.3 acre (subject to survey).

SERVICES AND EPC RATING

Mains electricity, mains water and private drainage. 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.













SITUATION

Helhoughton is a rural hamlet with a thriving community, hosting regular social events in the village hall. Located approximately four miles south-west of the market town of Fakenham, residents benefit from a full range of facilities, including a weekly market, shops, and services.

Nearby villages, such as East Rudham and Great Massingham, offer historic charm, each set around a large village green, and provide an excellent selection of everyday amenities. These include a butcher's, general store/Post Office, tea shop, bespoke kitchen showroom, and doctors' and veterinary surgeries. Both villages are home to highly regarded pubs — The Crown Inn in East Rudham and The Dabbling Duck in Great Massingham — renowned for serving seasonal local produce.

Helhoughton is also well positioned for easy access to the wider region, with the centres of Norwich and King's Lynn within convenient motoring distance. The surrounding countryside is attractive and largely wooded, much of it bordering the historic country estates of Raynham and Pynkney, offering scenic walks, cycling routes, and a quintessential rural Norfolk lifestyle.









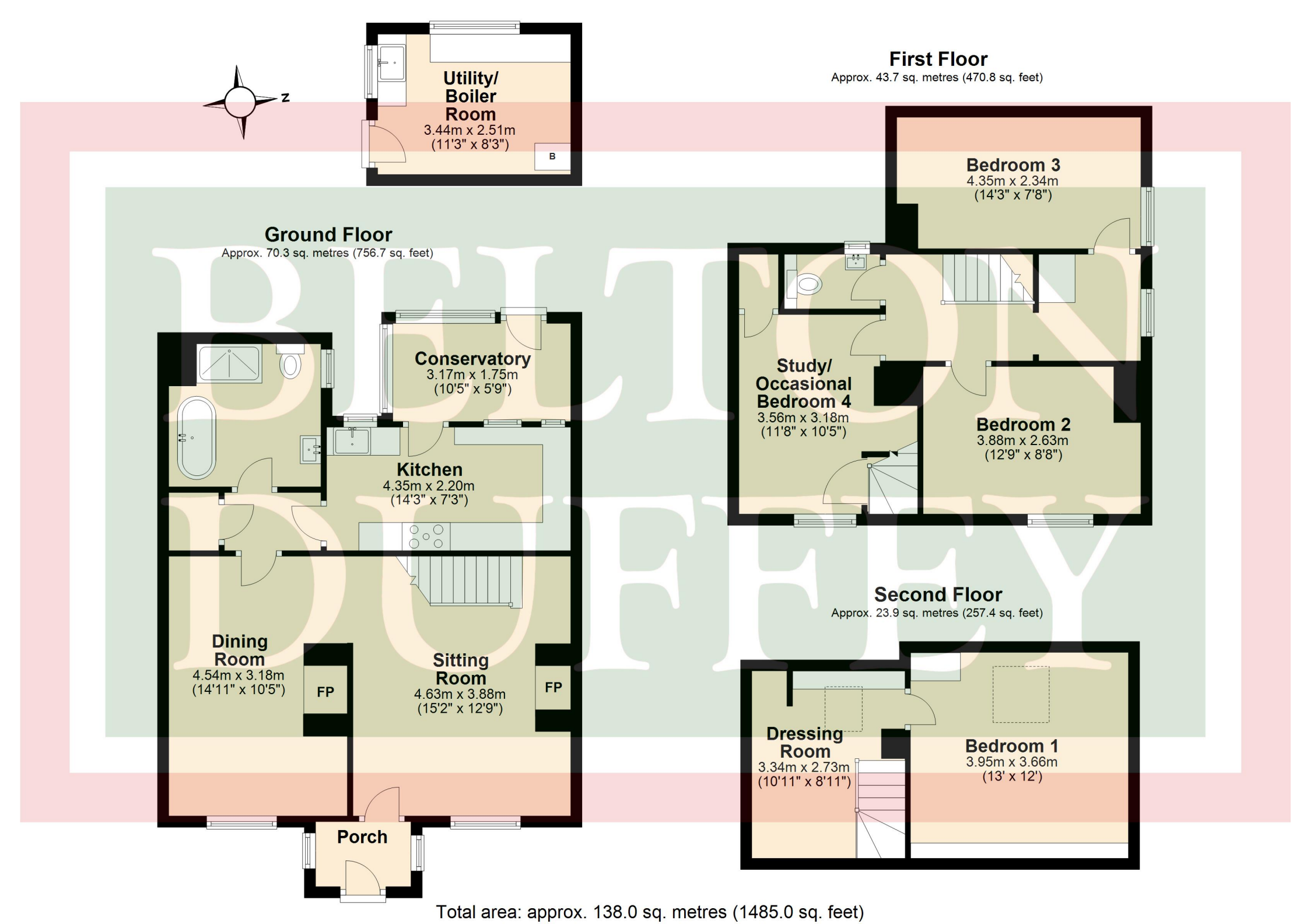












Total area: approx. 138.0 sq. metres (1485.0 sq. feet)



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.

The Property Ombudsman



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