



1 Church Green, Colkirk

Fakenham



Minors & Brady

Beneath the quiet canopy of Colkirk's leafy lanes lies a home of rare distinction and quiet grace, discreet, distinguished, and beautifully crafted, perfectly balancing timeless elegance with everyday comfort. Framed by graceful pillars and striking varied brickwork, it makes a memorable first impression while remaining wonderfully private, set well back from the road behind mature gardens and a sweeping driveway. The sense of space and calm is immediate, a home designed as much for peaceful retreat as for refined living. Inside, tall ceilings, sash windows and fine detailing fill every room with light and character, while the elegant reception hall sets a tone of quiet grandeur. The main living spaces flow effortlessly, ideal for relaxed family moments and more formal entertaining, with French doors opening onto a terrace. The kitchen complemented by a large utility room and two cloakrooms for convenience. Upstairs, a galleried landing leads to four beautifully presented bedrooms, including a luxurious principal suite overlooking the gardens. Outside, landscaped grounds, a double garage, and a charming summer house create the perfect setting for outdoor enjoyment, completing a home that feels both impressive and warmly inviting.

- Elegant detached home of rare distinction, set within peaceful Colkirk village
- Striking façade framed by graceful pillars and beautiful varied brickwork
- Private position, set well back from the road behind mature gardens and a sweeping driveway
- Impressive reception hall with tall ceilings, sash windows, and fine period detailing
- Spacious and versatile living areas, ideal for both family life and formal entertaining
- French doors opening onto a sunny terrace, seamlessly connecting home and garden



M&B



M&B

# 1 Church Green

Colkirk, Fakenham

## The Location

Tucked away in the peaceful village of Colkirk, Church Green is a delightful corner of rural Norfolk that blends countryside calm with a welcoming community feel. This pretty spot sits just beside St Mary's Church, with open fields and country walks right on the doorstep.

The green itself and surrounding lanes are quiet and characterful, lined with a small number of homes that enjoy plenty of space and privacy. Colkirk has a strong sense of village life, with a well-used village hall and friendly neighbours who look out for one another.

The nearby market town of Fakenham, only a few miles away, offers a good range of shops, cafes, and practical amenities, while the stunning North Norfolk coastline and its sandy beaches are within a short drive. Church Green is ideal for those seeking a slower pace of life, close to nature but still well connected to the area's best-loved towns and attractions.

M&B



# 1 Church Green

Colkirk, Fakenham

## Church Green, Colkirk

Framed by two graceful pillars and finished in beautiful varied brickwork, this striking home makes an immediate impression. Set well back from the road behind a generous driveway, it enjoys a discreet position on a large and wonderfully private plot, surrounded by mature gardens that ensure complete seclusion.

No one can see into the house, creating an atmosphere of peace and exclusivity.

A grand front door opens into a stunning main reception hall, a space of true elegance and scale, setting the tone for the rest of this remarkable home. The light-filled interiors are beautifully proportioned, with tall ceilings, sash windows and exquisite detailing throughout. A guest cloakroom is thoughtfully positioned off the hall, while the flow of the house is both practical and refined.

The principal reception rooms are bright, inviting, and ideal for both formal entertaining and relaxed family living. French doors open onto a sunny rear terrace, creating a seamless connection between the house and gardens. The kitchen is beautifully designed with oak cabinetry, granite work surfaces and ornate ceiling coving that adds timeless charm.



M&B

# 1 Church Green

Colkirk, Fakenham

Every detail has been considered to blend craftsmanship with contemporary convenience. A spacious utility room offers excellent additional space and access to the gardens, while a second cloakroom completes the ground floor.

Upstairs, a magnificent galleried landing, illuminated by a chandelier and twin sash windows, leads to the bedrooms. The principal suite is simply superb, a retreat with lovely garden views and a luxurious en-suite bath and shower room.

Three further beautifully presented bedrooms and a sumptuous family bathroom complete the upper floor, each room finished with the same sense of quality and grace.

Outside, the landscaped gardens are both private and picturesque. A wide driveway leads to a double garage, while a charming summer house and decked area provide the perfect setting for outdoor relaxation and entertaining. The grounds wrap elegantly around the house, offering ample space and the potential to extend (STPP) if desired.

This is a home of rare distinction, combining grandeur with warmth, privacy with practicality, and elegance with effortless comfort.

## Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.



M&B



**TOTAL FLOOR AREA : 3091 sq.ft. (287.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

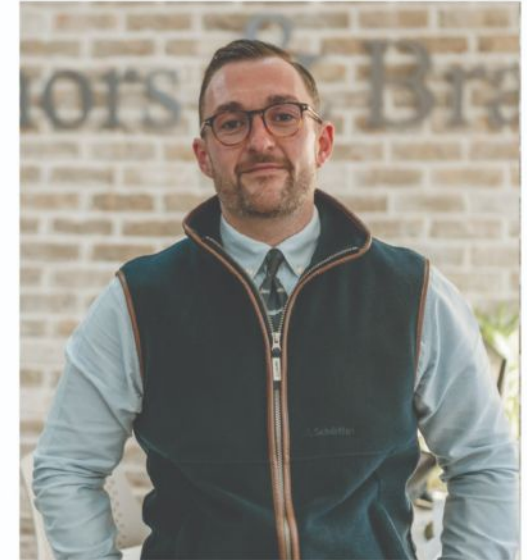
# Dreaming of this home? Let's make it a reality



Meet *Callum*  
Senior Property Consultant



Meet *Aysegul*  
Aftersales Progressor



Meet *Curtis*  
Listings Director

Minors & Brady  
*Your home, our market*



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372

E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)